



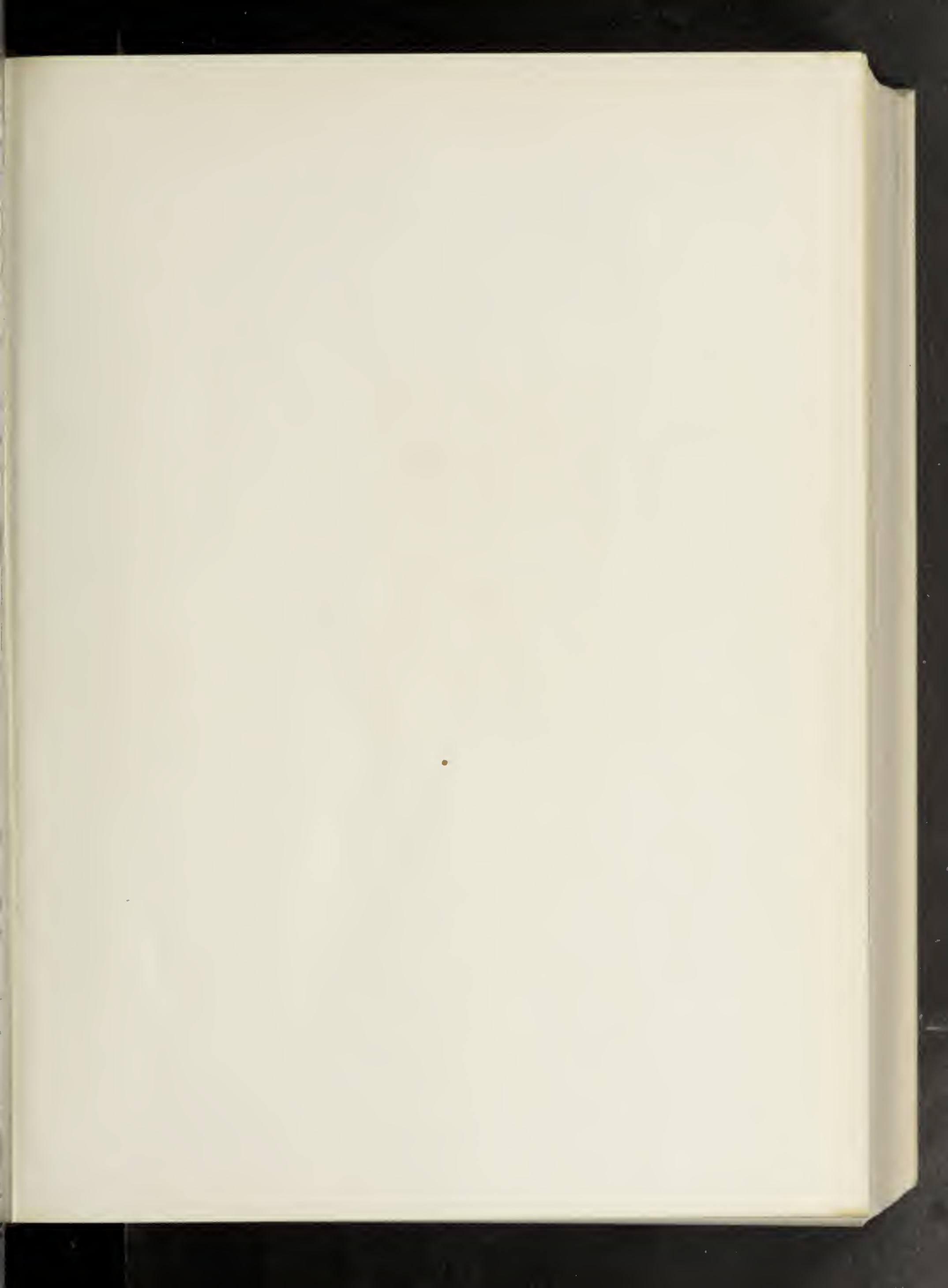
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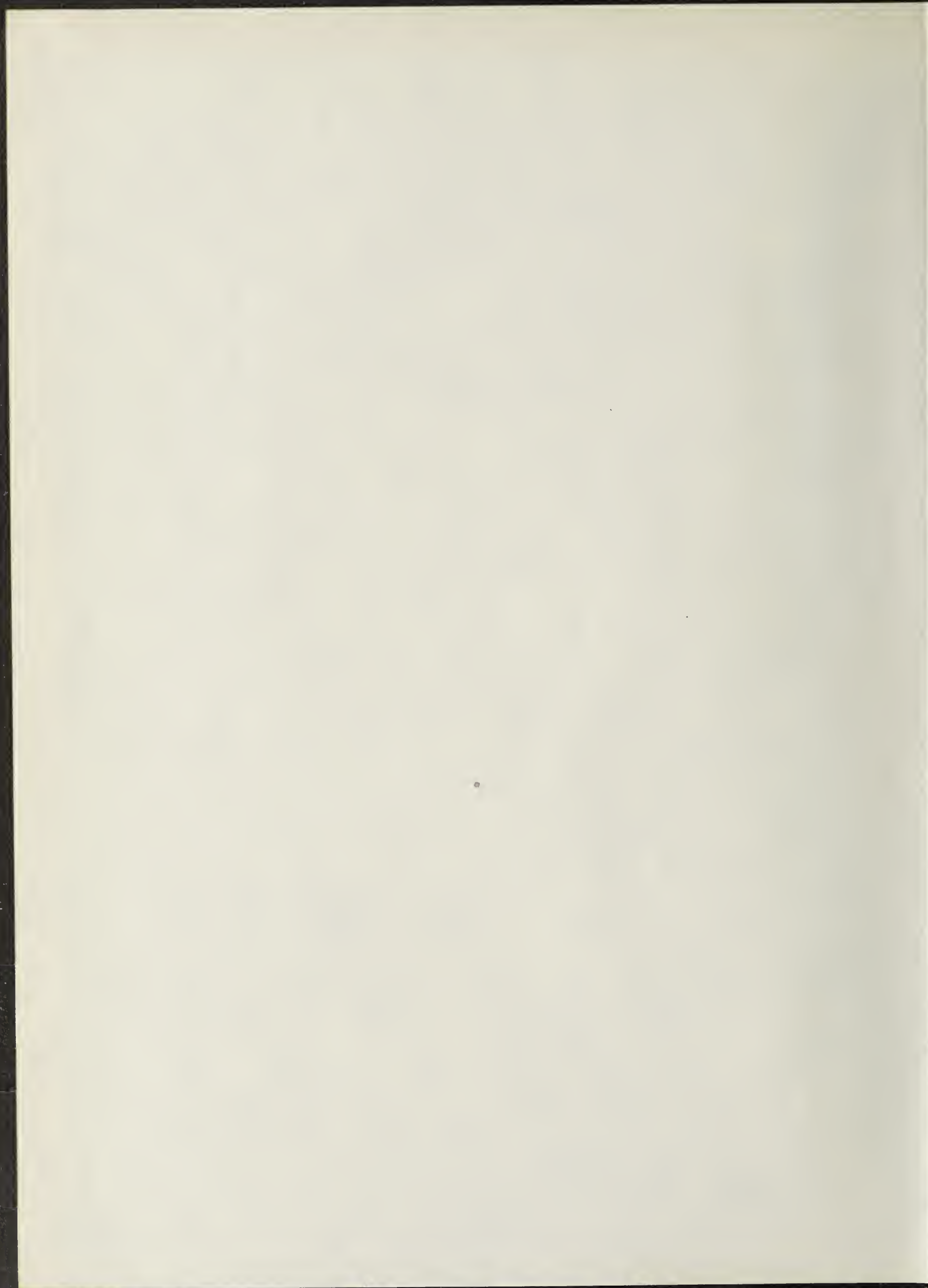
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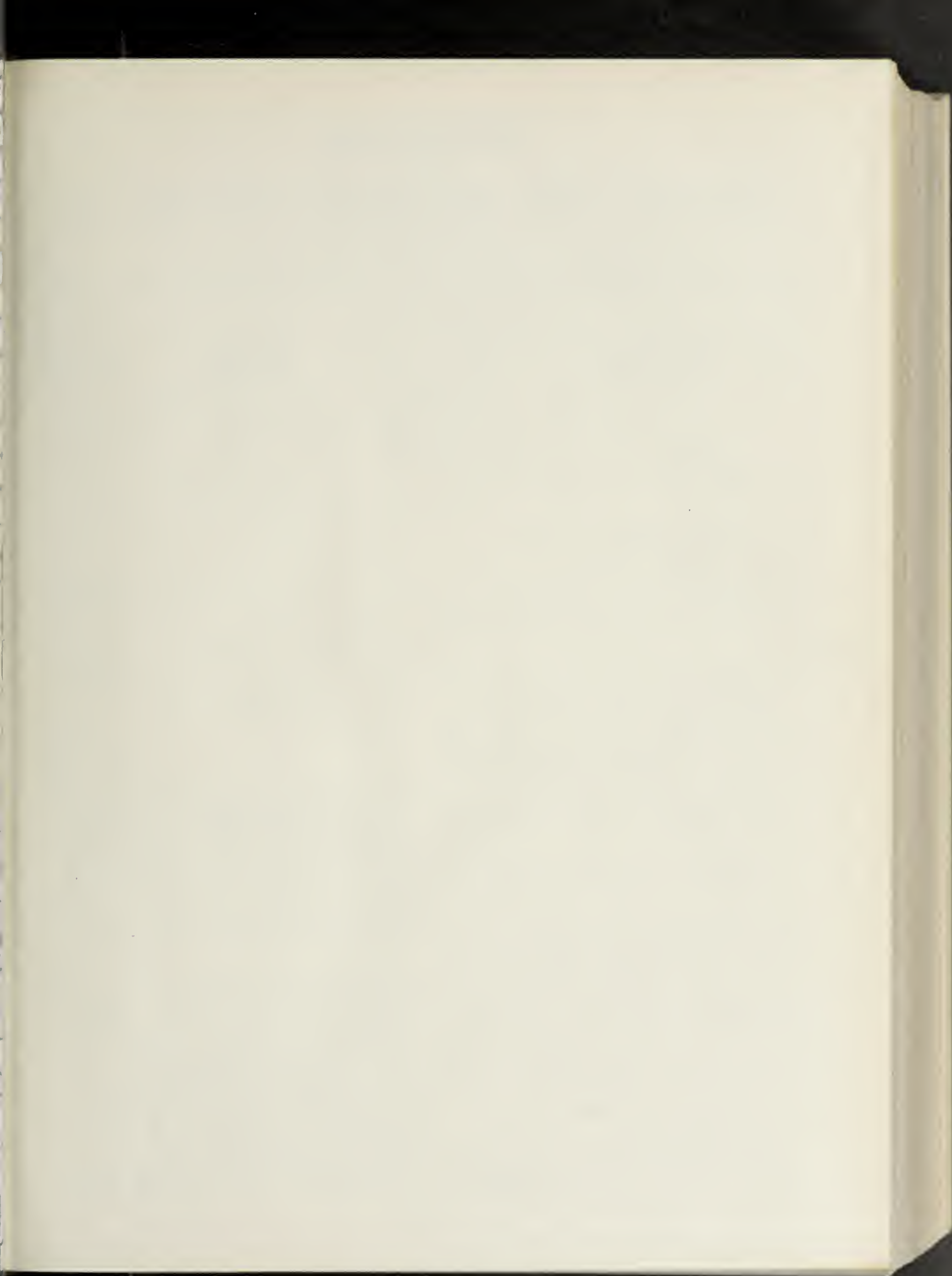
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no. 27-52









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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 27

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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441-56-SA—Waterwall Fuel Oil Preheater, manufactured by Rockmills Steel Products Corp., Appliance.

442-56-SM—Fesco Board Roof Insulation, manufactured by F. E. Schundler and Co., Inc., Material.

443-56-BZ—B.Bx.—1546 Bruckner boulevard and 950 Boynton avenue, southeast corner, Block 3653, Lots 27 and 30, Borough of The Bronx, Alt. 1201-55—re used car lot—residence use district.

444-56-BZ—B.Q.—202-10 47th avenue, south side, 80 ft. east of 202nd street, Block 5561, Lot 14, Bayside, Borough of Queens, N.B. 1134-56—re repair shop with accessory parking; rear yard—residence use district.

445-56-BZ—137-22 Negundo avenue, south side, 153.78 ft. east of Colden street, Block 5153, Lot 13, St. Albans, Borough of Queens, Alt. 1023-56—re conversion of residence to 2 families in E-1 area district; side yard.

446-56-SA—Leslie Co. Single Seater Diaphragm Control Valve (Safety Improvement on Hydraulic Elevators), Model DLA-1, manufactured by Leslie Co., Appliance.

447-56-SM—Brunswick Horn Folding Gymnasium (folding gymnasium seating), manufactured by Brunswick Balke Colender Co., Material.

448-56-A—B.M.—9-15 Murray street, north side, 155 ft. 5¾ in. west of Broadway, Block 134, Lot 1, Borough of Manhattan, Alt. 832-56—re egress.

449-56-BZ—B.Bx.—2500-2506 Eastchester road and 1501-1509 Mace avenue, northeast corner, Block 4481, Lots 15 and 16, Borough of The Bronx, Amendment to No. N.B. 1272-56—re gasoline service station, car wash, lubritorium, storage and sale of accessories, parking for cars to be serviced, etc.—local retail use district.

450-56-BZ—B.Q.—220-14 Merrick boulevard, south side, 85.07 ft. east of 220th street, Block 13098, Lot 25, Springfield Gardens, Borough of Queens, N.B. 2495-56—re automobile laundry—retail use district.

451-56-BZ—B.Bx.—2040 Bruckner boulevard, south side, 290 feet west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx, Alt. 586-56—re frame office for sale of used cars—residence use district.

452-56-BZ—B.Bx.—1172 Castlehill avenue, west side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx, Alt. 585-56—re parking lot for more than 5 cars—local retail and residence use district.

453-56-BZ—B.Bx.—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx, Alt. 587-56—re parking and storage of motor vehicles—residence use district.

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348-52-SA—Janitrol Conversion Burner (gas-fired), Series JFW-05, JD-05, JF-05 and JDW-05 (reopened for test and report as to additional models), manufactured by Surface Combustion Corp., Appliance.

678-45-SM—Klafl and Sons Standard 275 Gallon Fuel Oil Tank with Flanged and Dished Heads (reopened for report as to change of name of owner-manufacturer—Paramount Tank and Steel Products Corp.), manufactured by Klafl and Sons, Material.

101-49-SM—Plasticrete Lightweight Cinder Bloc and Colored Cinder Bloc (reopened for test and report as to additional size blocks), manufactured by Plasticrete Corp., Material.

918-53-SM—Thermafex-A and Thermafex-B (ducts for air-conditioning systems), Models FT-712 and FT-713 (reopened for test and report as to additional use of flexible duct), manufactured by Flexible Tubing Corp., Material.

190-42-BZ—Vol. II—B.B.—7602-7622 New Utrecht avenue and 1638-1644, 76th street, southwest corner, Block 6236, Lot 23, Borough of Brooklyn, N.B. 931-56—re gasoline service station, car washing (non-automatic), lubritorium, parking of more than 5 cars waiting to be serviced, etc.—business and residence districts.

433-41-BZ—Vol. III—B.B.—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn, Alt. 576-56—re change in use of portion of 1st floor from office to catering, meeting rooms, weddings, music and dancing, etc.—retail and residence use district.

499-31-BZ—Vol. III—B.Q.—262-16 to 262-20 Hillside avenue and 84-02 263rd street, southwest corner, Block 8792, Lot 29, Floral Park, Borough of Queens, Alt. 666-56—re extension of gasoline service station to include car service, and minor repairs—retail use district.

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340-31-BZ—Vol. II—B.B.—2402-2418 Cropsey avenue, southeast corner of 24th avenue, Block 6927, Lot 47, Borough of Brooklyn, Alt. 1404-56—re building and premises in residence zone to be used for auto laundry (non-automatic), in conjunction with gasoline service station, office and sales, etc.—residence use district.

335-35-BZ—Vol. IV—B.Q.—167-01 to 167-11 108th road, northeast corner of 167th street, Block 10176, Lot 12, Jamaica, Borough of Queens, Alt. 151-56—re extension to existing non-conforming use for storage warehouse, garage for 5 motor vehicles and loading platform—manufacturing and residence use district.

636-54-BZ—Vol. II—B.B.—9612-9624 Seaview avenue, south side, from Rockaway avenue to Rockaway parkway and 2016-2024 Rockaway parkway, Block 8328, Lot 30, Borough of Brooklyn, N.B. 1200-56—re gasoline service station, sale of accessories, car wash, minor repairs with hand tools only—residence and retail use district.

13-54-SA—Thermo-Spray SPC-4 and Air Heater Type GL-3 (for preheating lacquers, paints, etc.); (reopened for report as to change of ownership—Special Equipment Corp.), manufactured by Thermospray Company, Inc., Appliance.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JULY 3, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 3, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

Laid over from May 8, 1956, to June 12, 1956, for applicant to correct his papers and for inspection and decision; hearing closed; then to July 3, 1956, for further consideration and for applicant to notify the Board as to the proposed tenancy of the building.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed; then to July 3, 1956, for inspection and decision.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning

CALENDAR

resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted. PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Application reopened and restored to docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956; then laid over to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for applicant to file seven complete sets of plans; then to June 12, 1956, for inspection and decision; applicant to file additional plans, showing original conditions; then to July 3, 1956, for inspection and decision.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner. SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 29, 1956 to June 12, 1956, for applicant's presence at public hearing; then to July 3, 1956, for inspection and decision; hearing closed.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfoïd, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

Laid over from June 5, 1956, to June 12, 1956, at request of objector; application concurring; then to July 3, 1956, for inspection and decision; hearing closed.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Descicciola, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens.

Laid over from June 12, 1956 to July 3, 1956, for inspection and decision; hearing closed.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

CALENDAR

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

Laid over from June 12, 1956, to July 3, 1956, for applicant to file revised plans giving consideration to the grade of plot; date for inspection to be set; hearing closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection and decision; hearing closed; then to June 5, 1956, at the request of the applicant to file revised plan as requested by the Board; then to June 19, 1956, for applicant to give the matter further study and to file revised plans if he so desires; then to July 3, 1956, at request of the applicant, to obtain a new denial of the borough superintendent; hearing previously closed.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant, Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit Boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall; then to June 19, 1956, for consideration and decision; then to July 3, 1956, for applicant to file adequate plan; hearing previously closed.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

Laid over from June 19, 1956, to July 3, 1956, at request of the applicant.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972 Lot 50, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision, hearing closed; then to June 5, 1956, for further consideration and decision; then to June 19, 1956, for further inspection and decision; then to June 26, 1956, for further consideration and decision; then to July 3, 1956, for further consideration and decision.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision; hearing closed; then to June 5, 1956 for further consideration and decision; then to June 19, 1956, for further inspection and decision; then to June 26, 1956, for further consideration and decision; then to July 3, 1956, for further consideration and decision.

256-51-BZ

APPLICANT—Paul A. Berlowitz, for Alexander R. Di Lorenzo, Jr. and Sol Goldman, owners (Anthony Lazada, lessee).

SUBJECT—Application reopened June 5, 1956 for consideration as to extension of term of variance, expired June 9, 1955—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, permitting in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, Block 2742, Lots 3 and 70, Borough of The Bronx

160-48-BZ—Vol. II

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Getz, Inc., lessee).

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class ½ height district, the erection of an extension to an existing building in excess of the height permitted by section 8(b) of the zoning resolution.

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PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

351-56-A

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Getz, Inc., lessee).

SUBJECT—Application April 10, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

814-54-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7h and 19B(d) of the zoning resolution, to permit in a residence use, F area, class ½ height district, the erection of a two story garden apartment development without the required yards and with garage and parking spaces provided calculated on the basis of the entire development and to permit the calculation of height of buildings from an elected grade within the plots and the location of more than one building on a lot.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

321-56-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application March 13, 1956—filed pursuant to sections 60 and 310 of the Multiple Dwelling Law for variation of the provisions of sections 27, 28 and 33 of the Multiple Dwelling Law as to the required open spaces, height of buildings and location of garage and parking spaces, and an application pursuant to section 36 of the General City Law to permit the erection of buildings not fronting on legally mapped streets.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the reconstruction and extension in area of existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under Cal. 683-29-BZ—Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.

PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

69-36-BZ—Vol. II

APPLICANT—Office of the President of the Borough of Brooklyn, for City of New York, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension and alteration of a building, and change of use from carpenter shop, welding shop, store room, asphalt roller storage and open storage shed to carpenter shop, office, storage room, sign shop, spray room, and sign storage.

PREMISES AFFECTED—5511-5629 19th avenue, northeast corner of 57th street, Block 5495, Lot 1, Borough of Brooklyn.

624-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed auto repair shop with hand tools only, no body and fender work, and car washing and polishing.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

28-56-A

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—frame extension within the fire limits.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

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330-42-BZ—Vol. V

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application reopened May 15, 1956 as Vol. V—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a one story business building, without the required loading berth, and differing in layout from plans approved by the Board under Cal. 330-42-BZ—Vol. IV.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

370-56-A

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubricatorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of 2 buildings (not accessory to each other) on 1 lot.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot 1, St. Albans, Borough of Queens.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed extension in area of an existing parking lot, for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application November 7, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—113-46 to 113-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under sections 7a and 7i of the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubricatorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubricatorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under section 7h of the

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zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.
PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened—January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of East 108th street, Block 8235, Lot 10, and part of Lot 11, Borough of Brooklyn.

408-56-BZ

APPLICANT—John F. Fitzsimons, for William Gottfried, owner (conditional vendee: Atlas Terminals, Inc.).

SUBJECT—Application June 6, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a manufacturing and partly in a retail use district, the erection and maintenance of a milk bottling and distributing plant with accessory uses of loading, parking, garage for more than 5 motor vehicles, automobile washing and motor vehicle repairs.

PREMISES AFFECTED—51-40 59th street and 58-27 52nd avenue, northwest corner, 51-19 58th lane and 58-35 Tyler avenue, Block 2344, Lot 4, Woodside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 3, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon July 3, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

876-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application October 25, 1955—Gilbarco Submerged Turbine Pump, Model STP.

470-53-SA

APPLICANT—Star Sprinkler Corp., owner.

SUBJECT—Application June 11, 1953—Star Dry Pipe Valve, 4 Inch, Model C.

990-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application November 9, 1955—Gilbarco Gasoline Dispensing Pumps, Model 104 and Gilbarco Remote Control Gasoline Dispensers, Model 104RC.

229-56-SA

APPLICANT—The Webster Engineering Company, owner. (Oilfield Eq. Co., agent).

SUBJECT—Application March 21, 1956—Webster, Series R Gas and Oil Burner, Model RD-19W-GOS, Open Register Model.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Company of America, owner.

SUBJECT—Application for consideration—reopened May 29, 1956 as for report as to additional trade name—re Long-Flex Gas Stove Connector; previously approved.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

378-56-A

APPLICANT—Robert G. Zetsche, for Missionary Sisters of The Sacred Heart, owner.

SUBJECT—Application May 23, 1956—Appeal from a decision of the borough superintendent—re fire tower and exterior walls.

PREMISES AFFECTED—227-235 East 19th street, north side, 166 ft. west of 2nd avenue and 218-238 East 20th street, Block 900, Lots 18, 47 and 48, Borough of Manhattan.

620-45-A—Vol. II

APPLICANT—Harry G. Savran, for Yeshivah Chofetz of Radun, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—346 West 89th street and 170 Riverside drive, southeast corner, Block 1250, Lot 61, Borough of Manhattan.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Lupercos ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

179-55-A

APPLICANT—Sidney Daub, for Harriet Fybush, owner.

SUBJECT—Application February 28, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—93 Crosby street, east side, 195 ft. south of Prince street, Block 496, Lot 8, Borough of Manhattan.

619-55-A

APPLICANT—Raymond Irrera, for Long Island City Savings and Loan Association, owner.

SUBJECT—Application July 22, 1955—Appeal from a decision of the borough superintendent—re connecting frame building to brick building.

PREMISES AFFECTED—37-08 to 37-10 Broadway, south side, 50 ft. east of 37th street, Block 655, Lots 36 and 37, Long Island City, Borough of Queens.

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411-56-A

APPLICANT—Fred C. Dahlem, for Patrick J. and Helen L. Ricci, owners.

SUBJECT—Application June 7, 1956—filed pursuant to sec. 310 of the Multiple Dwelling Law for variation of Sections 34(6) re: adequate open space at rear of cellar apartment.

PREMISES AFFECTED—316 East 58th street, south side, 224 ft. east of 2nd avenue, Block 1350, Lot 43 (formerly 43 and 143), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JULY 10, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 10, 1956* at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubricatorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubricatorium, auto repairs, office and addition of boiler room.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

Laid over from June 12, 1956, to July 10, 1956, for inspection and decision; hearing closed.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

Laid over from June 12, 1956 to July 10, 1956, for inspection and decision; hearing closed.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315,

Lots 13, 14, 15, 21, 30, 32 and 35, Edgemere, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed; then to July 10, 1956, for inspection and decision; hearing previously closed.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-39 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed; then to July 10, 1956, for inspection and decision; hearing previously closed.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

Laid over from June 5, 1956 to June 19, 1956, for applicant to file revised plans as to Lot No. 4; hearing closed; then to July 10, 1956, for inspection and decision; hearing closed.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, at request of objector, applicant concurring; then to June 19, 1956, at the request of an objector; hearing previously closed; then to July 10, 1956, for applicant to obtain a new decision in connection with the new amendment to the zoning resolution as to junk yards, and for inspection and decision; hearing closed.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

Laid over from June 12, 1956, to June 19, 1956, at request of objector, applicant concurring; then to July 10, 1956, for inspection and decision; hearing closed.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

CALENDAR

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A.M.; notices to be sent out in accordance with the regular procedure; then to July 10, 1956 for inspection and decision; hearing closed.

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business 1 and residence use district, proposed parking lot, extending into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.

SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office.

PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

Laid over from June 19, 1956, to July 10, 1956 for inspection and decision; hearing closed.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105 and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

Laid over from June 19, 1956, to July 10, 1956 for inspection and decision; hearing closed.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U. Block 7370, Lot 58, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

CALENDAR

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

Laid over from June 26, 1956 to July 10, 1956, at the request of attorney for objectors; no further requests for adjournment to be entertained.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

809-52-BZ

APPLICANT—John J. Tricarico, for Celia Kenney, owner.

SUBJECT—Application reopened June 12, 1956 for consideration as to extension of time to complete, expired June 2, 1954—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—10301-10307 Glenwood road and 665-675 East 103rd street, northeast corner, Block 8172, Lot 8, Borough of Brooklyn.

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from storage garage for more than 5 motor vehicles, lubricatorium, motor vehicle repair shop, for motor vehicles dealt in by automobile agency, to warehouse, packaging, mailing and office.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

766-55-A

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application August 8, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

210-21-BZ—Vol. II

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy of a 5 story building from administrative locker room, clinics, etc. formerly occupied by Dept. of Hospitals, to offices for use by the Board of Higher Education.

PREMISES AFFECTED—535-545 East 80th street and 18-26 East End avenue, northwest corner, Block 1577, Lot 23, Borough of Manhattan.

956-27-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Max Meyers, owner (Al Goldman, lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed extension and erection of a gasoline service station, sales of accessories, car washing, lubricatorium, parking and storage of more than

5 motor cars, and addition of motor vehicle repair shop and ignition service.

PREMISES AFFECTED—1508-1510 Jerome avenue, east side, 105.41 ft. north of East 172nd street, Block 2846, Lot 6, Borough of The Bronx.

176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—Application reopened April 3, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a car washing, storage, minor repairs, with hand tools only, gasoline service station, office, sales room, lubricatorium, parking and storage of motor vehicles.

PREMISES AFFECTED—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Lucie Blaesius, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the conversion of an existing premises consisting of a carpenter shop, dwelling, 10 car metal garage, tire, battery and ignition service, to a gasoline service station, lubricatorium, car wash, minor motor vehicle repairs, parking and storage of cars.

PREMISES AFFECTED—2165-2175 Southern boulevard and 820 East 182nd street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaubeux, for Eva Jocknowitz and DeKalb Properties, Inc., owners (Waldbaum, Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A, 6j and 21 of the zoning resolution, to permit in a building located partly within a business and residence use district a proposed market with provision for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft. west of Summer avenue and 353 Kosciusko street, north side, 205 ft. 2½ in. west of Sumner avenue, Block 1782, Lots 27 and 51, Borough of Brooklyn.

121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a building for the proposed use of locker and rest rooms for adjoining machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

403-54-BZ

APPLICANT—John F. Danko, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a retail and residence use district the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars, and the additional uses of auto laundry (non-automatic), and parking of motor vehicles awaiting service, with business entrance within 75 ft. of the residence use district.

PREMISES AFFECTED—30-51 81st street, northeast corner of 31st avenue, Block 1130, Lot 40, Jackson Heights, Borough of Queens.

CALENDAR

910-54-BZ

APPLICANT—Maxfield Blaufeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubricatorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

653-55-BZ

APPLICANT—Gabriel Nathan, for Peter Tessler, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a retail use district the construction of a public garage, gasoline service station and auto repair shop.

PREMISES AFFECTED—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens.

719-55-BZ

APPLICANT—Lama, Proskauer and Prober, or Isaac V. Cohen, owner.

SUBJECT—Application August 19, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1202-1224 Prospect avenue, east side, 180 ft. north of Stebbins avenue and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of The Bronx.

831-55-BZ

APPLICANT—Burke, Green and Groh, for Edward J. Riesbeck and Dr. Andrew Presto, owners.

SUBJECT—Application October 20, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a drive in restaurant and free parking for patrons cars.

PREMISES AFFECTED—85-15 Astoria boulevard, northwest corner of 86th street, Block 1097, Lot 8, Jackson Heights, Borough of Queens.

949-55-BZ

APPLICANT—Herman E. Horwood, for H. J. B. Service, Inc., owner.

SUBJECT—Application December 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district a new curb cut, accessory to gasoline service station.

PREMISES AFFECTED—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F. H. D. Corporation, owner (Par-Mar Motors, Inc., lessee).

SUBJECT—Application December 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business district the change of occupancy from storage garage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle repair shop, welding, painting and spraying in a building located partly within a business district.

PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

72-56-BZ

APPLICANT—Robert Gottlieb, for Milton Posmentier, owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of 15 motor vehicles of passenger car type for a term of 5 years.

PREMISES AFFECTED—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx.

253-56-BZ

APPLICANT—George B. Duckowney, for Edith Linnea Jacobson, owner.

SUBJECT—Application March 28, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the construction of a one story building to be occupied as retail stores.

PREMISES AFFECTED—160-02 to 160-10 Horace Harding expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens.

359-56-BZ

APPLICANT—Vorhees, Walker, Smith and Smith, for Sealantic Fund, Inc., owner of land (The Protestant Center—owner of building and lessee of land).

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area, class 1½ height district, the erection of an 18 story office building of class 1 construction, exceeding the permissive coverage and exceeding the permissive height limit.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

407-56-BZ

APPLICANT—Paul Friedman, for Richmond Hill Savings Bank and Joseph Boesch, owners (vendee under contract, Richmond Hill Savings Bank).

SUBJECT—Application June 4, 1956—re (decision of the borough superintendent) under section 7c and 21 of the zoning resolution, to permit in a residence use district the erection of an extension to an existing bank building located on the business use district portion of the plot and to permit in a C area district the coverage of a greater area of the lot than is permitted by Sec. 13(b) of the zoning resolution.

PREMISES AFFECTED—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9 (formerly Lots 9 and 12), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 10, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

544-53-SA

APPLICANT—McDowell Sprinkler Corp., for Star Sprinkler Corp., owner.

SUBJECT—Application July 9, 1953—Star 6" Dry Pipe Valve, Model C (for dry pipe sprinkler systems).

492-53-SA

APPLICANT—McDowell Sprinkler Corp., for Star Sprinkler Corp., owner.

SUBJECT—Application June 18, 1953—Star Exhauster, Model B (device for dry pipe sprinkler systems).

CALENDAR

758-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application September 7, 1955—Gilbarco Gasoline Dispensing Pumps, Models CFP1D-1, CFP1D-3, CFP1D-13, CFP1D-22, CFP1D-23, CFP2D-7, CFP2D-13, CFP2D-22, CFP2D-23 and CFP2D-24.

845-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application October 19, 1955—Gilbarco Remote Control Gasoline Dispensing Pump Units, Models RCP1, RCP2, RCP3 and RCP400.

989-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application November 9, 1955—Gilbarco Dual Gasoline Dispensing Pump, Model 104D and Gilbarco Dual Remote Control Gasoline Dispenser, Model 104DRC.

881-55-SA

APPLICANT—Hoyt Manufacturing Corporation, owner.

SUBJECT—Application October 21, 1955—Dryerette, Jr. (laundry dryer).

12-55-SA

APPLICANT—The Uni-Mac Company, owner. (Fowler Equipment Company, agent).

SUBJECT—Application January 10, 1955—Uni-Mac Twin Washer, Model 202.

70-53-SM

APPLICANT—Vermiculite Industrial Corporation, owner.

SUBJECT—Application December 17, 1952—V.I.C. Brand Vermiculite.

667-54-SA

APPLICANT—Berger Furnace Corporation, owner.

SUBJECT—Application July 29, 1954—Berger Gas-Fired Warm Air Furnaces, Models BGA140F, BGA160F, BGB75R, BGB135R, BG65G, BGB85G, BGB105G, BGA120G, BGB140G, BGB75F, BGB95F, BGB120F and V.

915-53-SA

APPLICANT—General Oil Heating Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional trade names—re Genoco Oil Burner, Model B-3; previously approved.

246-54-SA

APPLICANT—Quiet Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional model—re Quik Heat Suspended Oil Furnaces, Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU and 300-SU; previously approved.

894-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewett Eq. Co., agent).

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional models of Mueller Oil Burners—re Mueller Climatrol Oil-Fired Conversion Burner, Models 450 and 460; previously approved.

545-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional model gas ranges—re Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A; previously approved.

497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to use in garages—re Nesbitt Gas-fired Unit Heater, Models G25-F, G50-F, G75-F, G100-F, G130-F, G170-F and G200-F; previously approved.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4043-4039 3rd avenue, west side, 100 ft. 11½ in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

375-56-A

APPLICANT—William R. Shirley, for First Unitarian Church of Flushing, owner.

SUBJECT—Application May 21, 1956—Appeal from a decision of the borough superintendent—frame building—public use.

PREMISES AFFECTED—147-06 Ash avenue, south side, 100 ft. east of 149th street, Block 5378, Lot 26, Flushing, Borough of Queens.

275-49-A

APPLICANT—Gerta Friedlander, for Richard Scheuer and Gerta Friedlander, co-partners, d/b/a Lafayette Gardens Nursing Home Company, owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, Department of Buildings—relating to construction and egress, reopened May 22, 1956 to consider amendment as to omission of boiler room partition.

CALENDAR

PREMISES AFFECTED—447 Clinton avenue, east side, 151 ft. north of Gates avenue and 438 Waverly avenue, west side, 151 ft. north of Gates avenue, Block 1961, Lot 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 17, 1956.* at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S. P. R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

Laid over from June 26, 1956, to July 17, 1956, for applicant to report as to the private easement and also to file revised plans showing retaining wall and grading of plot, for further consideration by the Board; hearing closed.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello, owner (Eledeliza Oliver, Executrix).

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

Laid over from June 26, 1956, to July 17, 1956, for further inspection and decision; hearing closed.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use

district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the maintenance of existing uses of display and

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sales and storage of building materials, with proposed extension to the existing building for off-street loading and unloading, using more than the area permitted, also the maintenance of a proposed carpenter and woodworking shop, equipped with power saws, spindler, drill press and joiner.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-820 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

420-48-BZ—Vol. II

APPLICANT—Ervin Palmer, for Douglas Baker, owner (Ruby Harris, lessee).

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the proposed change of use from a gasoline service station, auto washing, lubritorium, office, accessory sales, storage of auto accessories and parking lot for more than 5 motor vehicles; 2 new curb cuts in residence zone for business use, is contrary to Art. II, Sec. 3 of Zoning Resolution.

PREMISES AFFECTED—53-01 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner, Block 377, Lots 58, 62, 64 and 66, Borough of Queens.

436-49-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 12, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station, accessory building and parking and storage lot covered by certificate of occupancy #124829 together with conjunctive uses of lubrication, car washing, and to include the additional uses of minor auto repairing with hand tools only and the sale of new and used cars.

PREMISES AFFECTED—1550 Bedford avenue, west side, from Eastern parkway to Union street, Block 1266, Lot 36, Borough of Brooklyn.

644-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Bonsam Realty Corp., owner (Norwood Garage, Inc., lessee).

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and maintenance of an existing building for use as a storage garage, gasoline station and office, and for lubrication, car washing and 6 additional gasoline storage tanks and under 7i minor motor vehicle repairs with hand tools and under 7h parking and storage of more than 5 cars.

PREMISES AFFECTED—1522-1528 Southern boulevard, northeast corner of East 172nd street, Block 2982, Lot 1, Borough of The Bronx.

1197-23-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for 728 Southern Blvd. Corp., owner (Commodore Garage Corp., lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the reconstruction and maintenance of an existing building as a storage garage, stores, motor vehicle repairs, brake service and gasoline service station with customary accessory uses.

PREMISES AFFECTED—729 Bruckner boulevard, west side, 200 ft. south of East 156th street and 728 Southern boulevard, Block 2729, Lot 12, Borough of The Bronx.

41-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for B. A. Nicholson, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and retail use district, the proposed use of more than 5% of the total floor area in that portion of the building which is located in the retail district, and more than 25% of the total floor area of the building, in that portion of the building located in the business use district, for manufacturing purposes.

PREMISES AFFECTED—3598-3600 Jerome avenue, east side, 35.08 ft. north of East 213th street, Block 3329, Lots 85 and 92, Borough of The Bronx.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner,

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Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

556-55-BZ

APPLICANT—Fred C. Dahlem, for Louis J. Sonderlich, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2875-2877 Briggs avenue, west side, 182.96 ft. south of East 199th street, Block 3302, Lot 50, Borough of The Bronx.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th avenue and 48-01 to 48-11 60th street, southerly corner and 60-01 to 60-17 Connecting highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

16-56-BZ

APPLICANT—Samuel Rosenblum, for Estate of Leo Schlesinger (Gustave M. Minton, Jr., owner of ground) for 637 Avenue Corp., lessee of ground and owner of building under long term lease.

SUBJECT—Application January 12, 1956—re (decision of the borough superintendent) under section 19A of the zoning resolution, to permit in restricted retail use district, B Area 2 time height district, the erection of a 19 story fireproof office building with no warehousing and no loading or unloading of merchandise, eliminating the required loading berth.

PREMISES AFFECTED—633-643 Madison avenue and 31-39 East 59th street, northeast corner, Block 1374, Lot 21, Borough of Manhattan.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

953-55-BZ

APPLICANT—Moritz Simon, for Pem Realty Corp., owner (Seymour Chasenoff, lessee).

SUBJECT—Application December 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an existing dry cleaning establishment in the first story corner store of a 5 story Class A Multiple Dwelling.

PREMISES AFFECTED—41-43 Wadsworth avenue and 619 West 175th street, northeast corner, Block 2144, Lot 1, Borough of Manhattan.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of

the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

18-56-BZ

APPLICANT—Robert Teichman, for Broadway-Lafayette Corp., owner.

SUBJECT—Application January 3, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, proposed use of a cellar and basement as a garage for parking and storage of more than 5 motor vehicles, in a 12 story and basement office building.

PREMISES AFFECTED—346-348 Broadway, east side, from Leonard street to Catherine lane and Lafayette street and 50 Lafayette street, Block 170, Lot 6, Borough of Manhattan.

191-56-BZ

APPLICANT—Victor E. Block, for Aaron Garston, owner.

SUBJECT—Application March 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of an existing 2 car garage (contrary to C. O. 1411-50) and proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—1707-1711 Montgomery avenue, west side, 98.66 ft. north of West 176th street, Block 2877, Lots 477 and 479, Borough of The Bronx.

236-56-BZ

APPLICANT—Albert Melniker, for Hanco Realty and Finance Corp., owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, hand tools only, sale of accessories and parking for more than 5 motor vehicles.

PREMISES AFFECTED—455 Forest avenue and 489 Hoyt avenue, northeast corner, Block 135, Lot 1, West New Brighton, Borough of Richmond.

262-56-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the proposed erection and maintenance of a telephone exchange, including accessory parking on unbuilt upon portion of plot.

PREMISES AFFECTED—5180 Amboy road, south side, 201.58 ft. east of Ruggles street, Block 6511, Lot 111, Annadale, Borough of Richmond.

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299-56-BZ

APPLICANT—Harry Leibowitz, for Anna Epstein, owner.
SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of a retail store on the first floor and alteration from 2 to 4 apartments in a 3 story building of class 3 construction.
PREMISES AFFECTED—229 Kingston avenue, east side, 20 ft. north of Sterling place, Block 1244, Lot 2, Borough of Brooklyn.

267-56-BZ

APPLICANT—Rochelle Ricca, owner.
SUBJECT—Application April 10, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a one family dwelling, without required side yards, without required parking space, and located in rear yard.
PREMISES AFFECTED—221-2 110th avenue, south side, 271.79 ft. west of 223rd street, Block 11203, Lot 22, Queens Village, Borough of Queens.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.
SUBJECT—Application April 20, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles.
PREMISES AFFECTED—405-517 McDonald avenue, east side, 300 ft. south of Albermarle road and 298-306 East 2nd street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

42-56-BZ

APPLICANT—Paul Friedman, for Carmine A. Ventiera and Anne Reimer, as Executors of the Estate of Catherine J. Haubt, owner.
SUBJECT—Application January 23, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only) auto washing (non-automatic) office, storage and sales of auto accessories, parking for more than 5 motor vehicles.
PREMISES AFFECTED—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn.

86-56-BZ

APPLICANT—Andrew DiCamillo, for Jean and Betty Sternbach, owners.
SUBJECT—Application February 7, 1956—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, proposed change of occupancy from store and storage to auto repair shop and parking of cars waiting to be serviced.
PREMISES AFFECTED—8818 4th avenue, west side, 40 ft. north of 89th street, Block 6062, Lot 40, Borough of Brooklyn.

107-56-BZ

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.
SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a restricted retail and residence use district, the proposed reconstruction and use of the roof of an existing public garage, for parking of more than 4 motor vehicles.
PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

108-56-A

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.
SUBJECT—Application February 15, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction.
PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

102-56-BZ

APPLICANT—Robert Teichman, for 56th and Seventh Co., owner (David Cronheim and Sigmund Dornbusch, partners).
SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7(c) of the zoning resolution, to permit in a business and restricted retail use district the erection and maintenance of a non-storage garage for more than 5 motor vehicles including roof parking.
PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue, Block 1028, Lot 38, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JULY 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

242-56-SM

APPLICANT—The Jennison-Wright Corp., owner. (Daniel W. Thomson, agent.)
SUBJECT—Application March 8, 1956—Kredolite Flexible Strip End Grain Wood Block, Size 1½" and Kreolite (creosoted) End Grain Wood Block, Sizes 2", 2½" and 3".

836-55-SA

APPLICANT—Eureka Williams Co., Div. of Henney Motor Co., Inc., owner.
SUBJECT—Application November 17, 1955—Williams Oil-O-Matic Hi Pressure Oil Burner, Model 5520.

835-55-SA

APPLICANT—Eureka Williams Co., Div. of Henney Motor Co., Inc., owner.
SUBJECT—Application October 17, 1955—William Oil-O-Matic Hi Pressure Oil Burner, Model 5520F.

152-56-SM

APPLICANT—Celanese Corp. of America, owner.
SUBJECT—Application February 14, 1956—Celanese Corp. of America Drapery Fabric, Type 10/5824-1.

314-55-SM

APPLICANT—Frederick Blank & Company, Inc., owner.
SUBJECT—Application April 11, 1955—Permon (wall covering).

995-55-SM

APPLICANT—Frederick Blank & Company, Inc., owner.
SUBJECT—Application December 8, 1955—Fabron (coated wall covering).

297-55-SA

APPLICANT—Besser Metal Products Corp., owner.
SUBJECT—Application March 30, 1955—Besser Horizontal Oil Burning Furnaces, Z-90, Z-125, Z-190, Z-250 and Z-400.

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557-39-SA

APPLICANT—Harold Massey, for American-Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application May 3, 1939—2 GA Standard Ideal Gas-fired Boiler.

735-48-SA—Vol. II

APPLICANT—The Mettler Co., Inc., Division of the Eclipse Fuel Engr., Co., owner. (Gale Engineering Company, agent.)
SUBJECT—Application reopened March 15, 1955 as Vol. II for test and report as to change of ownership—re Meettler Entrained Gas Burners and Fan Air Mechanical Draft, Automatic Gas Burners; previously dismissed—re Mettler Fan-Air Packaged Gas Burner, Models 4FR through 42Fe; approval of.

387-48-SA

APPLICANT—Burns Heating Supply Company, for Reznor Mfg. Co., owner.
SUBJECT—Application for consideration—reopening as to amendment to resolution as to change in model designation—re Reznor Automatic Forced Air Gas Heaters, Models 4630, 4645, 4660 and 4675; previously approved.

190-47-SM

APPLICANT—Detroit Steel Products Company, owner.
SUBJECT—Application for consideration—reopened September 14, 1954 as to amendment to resolution as to additional sections of Detroit Steel Roof Sections—re Fenestra Holorib Roof Deck; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to labeling—re Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition systems); previously approved.

982-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopened January 17, 1956 as to amendment to resolution as to change of name—re Gold Bond Acoustipanel System (sound absorption and fire-resistant ceiling); previously approved.

342-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to labeling—re Gold Bond Metal Lath and Lathing Accessories (for use in plastering operations); previously approved.

620-39-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application for consideration—reopened June 2, 1954—re amendment as to additional plants—re USG Sheathing and Samson Gypsum Sheathing; previously approved.

309-46-SA

APPLICANT—Wayne Home Equipment Company, Inc., owner.
SUBJECT—Application for consideration—reopened November 29, 1955 as to amendment to resolution as to marketing under additional trade names—re Wayne Oil Burner, Model O; previously approved.

427-52-SM

APPLICANT—Lawrence Urdang, for Marlux Corp., owner.
SUBJECT—Application for consideration—reopened January 31, 1956 as to amendment to resolution as to installa-

tion in sprinklered locations—re Marlus (light diffuser); previously approved.

1439-39-SM—Vol. II

APPLICANT—Imperial Brass Manufacturing Company, owner.
SUBJECT—Application reopened November 15, 1955 as Vol. II—Imperial Vacuum Breaker, Model M1314 (to be used in conjunction with direct flushing valves), approval of.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.
SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.
PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner.
SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent—re use of frame structure for school use.
PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

487-49-A—Vol. II

APPLICANT—William A. Giesen, for John Tricarico, owner.
SUBJECT—Application reopened March 20, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—579-585 East 184th street, north side, 72.47 ft. east of Hoffman street, Block 3065, Lot 7, Borough of The Bronx.

448-56-A

APPLICANT—Julius Eckmann, for Eldicon Corporation, owner.
SUBJECT—Application June 18, 1956—Appeal from a decision of the borough superintendent—re egress, etc.
PREMISES AFFECTED—9-15 Murray street, north side, 155 ft. 5¾ in. west of Broadway, Block 134, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 18, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.
SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner re refrigerating system.
PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 26, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 12, 1956, were approved as printed in the Bulletin of June 19, 1956, Vol. 41, No. 25.

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S.P.R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Ralph E. Leff, Gilbert Lazerus and Arnold T. Milton.

For Opposition—Albert M. Weiss, Ralph Bari, Bernard Figau, Anthony J. Diorio, Stephen E. Labeledz and John J. Masterson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for applicant to report as to the private easement and also to file revised plans showing retaining wall and grading of plot, for further consideration by the Board; hearing closed.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent under) sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Albert A. Raphael, Millard Henlein, E. Piga, Ida Blumenthal, Thomas O. Warfield and Elsa Steinert.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello (Eledeliza Oliver, Executrix), owner.

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ—Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for further inspection and decision; hearing closed.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Fred Schumacher, Jr.

For Opposition: Albert Greenblatt, Howard Norris and Adolph Sky.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be set, awaiting information as to the method of drainage for the south side of Union Turnpike and for further consideration by the Board.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William B. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—(decision of the borough superintendent) under sections 7e, 7A, 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street (Block 11323, Lot 1), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: James C. Barry, Frank Starke, Louis Cure, Walter Stahl, John Mason, Margaret Griffin, Lida Hunter, Theresa Roth and T. Katcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

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232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972. Lot 50, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A. M. for further consideration and decision; hearing previously closed.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for further consideration and decision; hearing previously closed.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application reopened April 3, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years, (previously withdrawn).

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: J. I. Isaacs, Joseph B. Lynch and Samuel M. Berley.

For Opposition: Robert S. Dillworth, Jack Stillman, Marie L. Paciello, Elsa A. Hodge, Catherine McMahon, Marie Konetzny, Fred Stark, Rose Weber, Frank Hamerschmidt, Martha C. Werfelman, Hilda Lundin, Fred Lind and Josef Konetzny.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A.M. for inspection and decision; hearing closed.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th Street, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Vincent J. Bensi.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A. M. at the request of attorney for objectors; no further requests for adjournment to be entertained.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 20, 1955—Appeal from a decision of the borough superintendent—re frame building—business use, etc.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A. M. at the request of an attorney for objectors; no further requests for adjournment to be entertained.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—(decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway, and 7416-7422 18th avenue, northwest corner, Block 6215. Lots 47 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Sidney Katz, Amalie L. Badenhop, A. Chanover, E. Bernstein, T. Villardi, Diego Siclari and Alexander Holtzman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

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APPEARANCES—

For Applicant: Gabriel Nathan and David Koss.
For Opposition: Philip Waters and Edward K. Schachat.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.
SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and David Koss.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 928-55-BZ; hearing closed.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from a public garage for more than 5 cars, motor vehicle repair shop and service station to office, storage and distribution of paper products.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-830 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Walter J. Klein, Simon Gallet, Frank Mazzella, Francis Granton, Mary Trifari, Amelia Tiscione, Catherine Mazzadri, Grace Tiscione, James Granton, Mary Fantoni, Mary Granton, L. Viggiano, Filomeno Di Gullo and Joseph A. Russo.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubricatorium, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—(decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater, Samuel Rosenblum and Louis R. Colman.

For Opposition: E. John Ernst, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one-story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Sylvan S. Freeman, Jr., R. L. Harmel, Harry A. Blank, Ephraim K. Willoughby, William J. Geis, Jr., Joseph P. Maher, Harry J. Bastone, James F. Griffin, Violet Barré, Agnes M. Rolpe, Michael Cully and Mabel Phair.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—rc (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubricatorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Kcating and Deputy Chief Conolly 4
Negative 0

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THE RESOLUTION—

WHEREAS, the applicant states that the owner is negotiating the sale of the subject premises and requests that the application be withdrawn.

Resolved, that the application be and it hereby is *withdrawn*.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd, 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Louis J. Russo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Applicaion August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955 (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Walter V. Bouquet.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 17, 1956 subject to regular procedure, to consider extension in area of the premises; and

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; laid over to May 22, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 170th Street and Boston road are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 10, 1955 acting on N.B. Applic. 1443-55, reads:

"1. The proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and office to a 'gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, store, car washing' in a business district is contrary to Sect. 4 of the Zoning Resolution and to the Bd. of S. & A. resolutions Cal. 437-27-BZ & Cal. 144-52-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. frontage by 133.97 ft. in depth, irregular, presently developed with a gasoline service station having a frontage of 85 ft. on Boston road and a frontage of 133.97 ft. on East 170th street; that this gas station is developed with five 550 gallon gas storage tanks, four dispensing pumps, an 8 ft. 4 in. by 26 ft. one story building of class 3 construction, used as an office and sales room, and six open lubricating pits; that the gas station was originally installed under S.A. 585 of 1925 and certificate of occupancy N.B. No. 2172 of 1925; that the gas station was extended under Alt. 234 of 1927 and a variance of the Board under Cal. No. 437-27-BZ; that no new certificate of occupancy was issued; that the site is further developed with a one story building of class 3 construction having a frontage of 25 ft. on Boston road and erected under N.B. No. 112 of

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1913 as a store building; that the building was later altered under Alt. No. 147 of 1936 to convert to an auto laundry and repair of tires, and later altered under Alt. No. 980 of 1951 and a variance granted by the Board to use the building as a motor vehicle repair shop; that certificate of occupancy No. 15212 was issued on November 16, 1954 for this use; that it is proposed to remove all of the buildings and open pits now on the site and erect a new accessory building of class 3 construction, one story in height, having a frontage of 44 ft. a depth of 30 ft. 6 in. and containing the conjunctive uses of lubritorium, car wash, minor auto repairs, utility room and store; that it is further proposed to maintain the five present 550 gallon gas storage tanks and install three additional tanks of 550 gallon capacity each, making a total of eight; that the four present gas pumps are to be relocated to 10 ft. back of the Boston road building line; that the present gas station is legal as well as the present auto repair shop, so that the new additional use is car washing; and

WHEREAS, the applicant contends that the removal of the present open greasing lifts and the rehabilitation of the site will improve the conditions and appearances for the entire community; that since the present gas station has been in continuous use since 1925 it has proven that it is a required service at this point and its rehabilitation and extension will enable it to render a more efficient service to the public; that the extended portion of the gas station will only replace the present legal non-conforming use of the motor vehicle repair shop; and

WHEREAS, the applicant states that the present owners have held title to lot 14 since June 15, 1932 and to lot 17 since April 30, 1936; that the assessed valuation of the land is \$27,000 and of the building \$10,500 making a total of \$37,500; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition to permit extension of the area and reconstruction; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction of the lawfully existing gasoline service station and to permit the extension substantially as proposed *on condition* that all buildings on the premises shall be demolished and the premises shall be reconstructed and arranged as indicated on such plans marked "Received December 8, 1955", 6 sheets; that the accessory building shall be of the design, location and arrangement as indicated on such plans and shall be faced with face brick except on the rear; that there shall be no cellar under the accessory building; that pumps shall be of a low approved type and erected not nearer than 15 ft. to the street building line of Boston Road; that the balance of the premises where not proposed to be occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that along the rear lot line to the west from the accessory building to the building line of Boston Road there shall be erected a masonry wall not less than 5 ft. 6 in. in height; that curb cuts shall be restricted to two curb cuts to Boston Road each 30 ft. in width and two curb cuts to East 170th Street 30 ft. in width; that no portion of any curb cut shall be nearer than 5 ft. to a lot line as prolonged; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that under Section 7i of the zoning resolution, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard at right angles to Boston Road building line for

supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that there may be metallic standards, located where shown, for lighting, provided such lights have metallic shades to reflect toward the center of the premises; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that any existing tanks shall not be reused unless they are tested by the Fire Commissioner and found to be in good condition; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 25, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; then to June 19, 1956, for applicant to file a financial statement as to the return on the present conforming use; then to June 26, 1956, for further consideration and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business, retail and residence use, C area, class 1 height districts; Boston road is in a business use, C area, class 1 height district. Baychester avenue is in business, retail and residence use, C area, class 1 height districts; DeReimer avenue is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1956 acting on N.B. Applic. 1544-55, reads:

"1. Proposed gasoline service station, car wash, lubritorium, minor auto repairs, storage & sale of accessories, parking and storage of more than five motor vehicles in a business, residence & retail district is contrary to Art. II Sect. 3, 4 and 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.23 ft. frontage by 147.58 ft. in depth, improved with a one story non-fireproof building used as a restaurant and cocktail lounge with accessory parking at the rear for more than five cars for the convenience of patrons, permitted under certificate of occupancy No. 15805 issued February 18, 1955; that this supersedes certificate of occupancy No. 7674 issued September 7, 1950 after completion of the above structure under N.B. Applic. 33-50; and

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WHEREAS, the applicant states that Boston road at this point is situated in a business use district to a depth of 100 ft., and Baychester avenue 100 ft. south of Boston road is located in a retail district; that the balance of the plot, approximately 50 ft. by 55 ft., is zoned for residential use; that the entire plot is located in a C area and class 1 height district; that as of July 26, 1916 the entire plot was zoned for residential use; that on January 20, 1927 this designation was changed to business use along Boston road and on Baychester avenue to a depth of 100 ft.; that on August 26, 1954 that portion of the plot facing on Baychester avenue, 100 ft. south of Boston road, was changed to retail use; that the area and height designations go back to 1916 without change; that there is no petition pending before the City Planning Commission to change the present designations; and

WHEREAS, the applicant contends that the present owners purchased this property in 1950 for the purpose of opening up an attractive restaurant which would cater to the wants of a high class clientele, particularly those traveling along Boston road to and from the City; that a large amount of money was expended both on the construction of the building and on the furnishings and decorations within the restaurant and an open outside terrace extending along the entire front of the building was provided for those who chose to dine outdoors; that the type of clientele anticipated never materialized; that instead the owners must cater to the wants of the transient "hot dog and hamburger trade" with the result that they have been steadily losing money on their venture since its opening and will soon be forced to close; that the property has a high assessed valuation and this, with the cost of upkeep, makes the problem of meeting fixed charges very burdensome upon the owners; and

WHEREAS, the applicant states that it is proposed to demolish the present building and construct an attractive gasoline service station of modern design with accessory uses of lubritorium, car wash, sales and storage rooms for auto accessories and minor repairs, with parking and storage of more than five motor vehicles; and

WHEREAS, the applicant further contends that the proposed use is particularly adaptable for this site which faces on Boston road and Baychester avenue; that Boston road is a very heavily trafficked highway leading in and out of the city to and from Westchester county and New England; that Baychester avenue will within a very short time be an important link in the chain of highways feeding into the New England thruway, now nearing completion; that this new parkway is located only two or three blocks from the site; that a grant of this application will not adversely affect the immediate neighborhood or adjoining property owners; that of the 41 lots within the area of notification, 26 are vacant; that the Dyre avenue extension of the east side I.R.T. subway runs close to the site at the rear and there are no residential properties so near the site as to be adversely affected; and

WHEREAS, the applicant states that the present owners have held title to the property since February 2, 1950; that the assessed valuation of land is \$21,500 and of the building \$11,000, making a total of \$32,500; that the building was erected in 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant filed a financial statement of the existing restaurant showing receipts and expenditures; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7f and 7e for a term of 15 years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received January 26, 1956", 4 sheets, "February 2, 1956" 2 sheets, and

"March 12, 1956", one sheet, *on condition* that the existing restaurant building and all other buildings and uses now on the premises shall be completely removed and the plot shall be graded substantially to the grade of Boston Road and Baychester Avenue and constructed and arranged substantially as shown on such plans; that there shall be erected on the two interior lot lines to the east and south a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in.; that suitable masonry terminating posts shall be erected at the building lines and in view of the length shall be amply supported to keep the fence erect; that the accessory building shall be located toward the center of the premises, as shown, and shall be faced with face brick on the exterior sides; that revised plans showing the design of the building shall be submitted to the Board for further consideration; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Boston Road and Baychester Avenue, as shown; that the number of tanks shall not exceed twelve 550 gallon approved tanks; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that curb cuts shall be restricted to two curb cuts to Boston road each not over 30 ft. in width and two curb cuts of similar width to Baychester Avenue; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be no cellar under the accessory building; that the accessory building shall in all other respects comply with the requirements of the Building Code; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line at the intersection and also at the easterly end a post standard at each location for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that under Section 7h, for a similar term, there may be parking of cars provided such parking does not interfere with the servicing of the station; that under Section 7i, for a similar term, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution after the revised plans for the accessory building have been submitted to the Board and have been approved by the Board.

147-34-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc. and Peter J. Pccorelio, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed extension of existing gasoline service station, office, lubritorium and auto laundry, to include sales, minor auto repairs (hand tools only) and parking of cars in open areas, with curb cut on 188th street closer to residence district than permitted and curb cuts on Hillside avenue and 188th street contrary to resolution of the Board.

PREMISES AFFECTED—187-37 to 187-45 (187-41 official) Hillside avenue and 87-90 to 87-98 188th street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Henry Borst.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 13, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hillside avenue are in a retail use, D area, class $\frac{1}{2}$ height district; 188th street is in retail and residence use, D area, class $\frac{1}{2}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1956 acting on Alt. Applic. 2362-55, reads:

"1. The proposed extension of the existing gasoline service station, office, lubritorium and auto laundry, on an increased plot in a retail use district, to include sales, minor auto repairs (hand tools only) & parking & storage of cars in open area, is contrary to the decision of the B. S. & A. Cal. 147/34 BZ on 9/25/34, and is contrary to Art. 2 Sec. 4A of the Zone Res.

2. The proposed curb cut of 40' on 188 St. & proposed curb cuts on Hillside Ave., are contrary to the above mentioned decision of the B. S. & A.

3. The location of curb cut on 188 st. is contrary to Art. 2 Sec. 7A of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 125.8 ft. frontage by 100 ft. in depth, on which is located a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, parking and storage of motor vehicles; that the premises are presently developed with a gasoline service station having a legal frontage of 75 ft. on Hillside avenue, 100 ft. on 188th street, 71.08 ft. on the northerly lot line and 97.08 ft. on the westerly lot line, consisting of five 550 gallon gasoline storage tanks, four dispensing pumps and an accessory building one story in height, of class 3 construction, having a frontage of 53 ft. and a depth of 31 ft. 3 $\frac{1}{2}$ in.; that this gas station was erected under N.B. Applic. 502-1934 and also under a conditional variance granted by the Board under Cal. No. 147-34-BZ; that certificate of occupancy No. 54322 was issued for use as office, lubrication, auto laundry and gasoline selling; that the original gas station was in existence since prior to 1916 and the records of the fire department indicate the issuance of annual permits for a gas station; that in 1925 the fire department issued permission to relocate the gasoline pumps and the gas station was described as being a plot of 75 ft. by 100 ft.; and

WHEREAS, the applicant states that it is now proposed to maintain the present legal uses of office, lubritorium, car washing and gas station; that it is also proposed to add the uses of sales, minor auto repairs (hand tools only) and the parking and storage of motor vehicles in the open areas; that it is further proposed to extend the gas station westerly along Hillside avenue for a distance of 50.81 ft., thereby making a total frontage of 125.81 ft. on Hillside avenue; that it is also proposed to remove the present pumps, install new low type pumps 15 ft. in back of the Hillside avenue building line and add five 550 gallon buried gasoline tanks, making a total of 10 tanks; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a business use district, class 1 height district and class C area district; that the present use designation became effective on January 21, 1947 and the present height and area designation became effective on June 30, 1952; and

WHEREAS, the applicant contends that inasmuch as the existing gasoline service station has been in continuous operation prior to 1916, it has proven a vital necessity to

the neighborhood and the enlargement of the station will allow the owners to render a more complete and efficient service to the public; that Hillside avenue is a main auto lane and as such the present gas station and its extension are entirely within keeping at this point; that the inclusion of minor auto repairs with hand tools only is a conjunctive use and a service all gas stations are expected to render; that the inclusion of parking and storage of motor vehicles will help alleviate the parking problem in this area and also make certain that the cars awaiting service will be kept off the street; that 188th street is to be widened at some future date but to date the city does not have title to the proposed widened area and no proceedings are pending to acquire title; that in any event it is not proposed to place any part of the structure upon that part of the proposed widened area; that at the present time there are no curbs in front of the premises on 188th street and only approximately 40 ft. of curb in front of the westerly part of the site on Hillside avenue; that the curbs and sidewalks to be installed on Hillside avenue and 188th street are acceptable to the Bureau of Highways at this time; that the proposed curb cut on 188th street within 75 ft. of the residence zone is required for efficient operation of the gas station and will result in a better condition than now exists, with no sidewalks, curbs or curb cuts; that the proposed curb cut on 188th street will not have any greater effect upon the residential aspect of 188th street than the many curb cuts serving as entrances to all of the private garages on said street; and

WHEREAS, the applicant states that the present owner has held title to parcel A since November 26, 1934; parcel B, July 18, 1955 and parcel C since January 5, 1942; that the assessed valuation of land is \$44,500 and of the building \$5,000 making a total of \$49,500; that the building was erected in 1934; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1934, under Vol. I by adding thereto:

"that in the event the owner desires to extend the area of the existing gasoline service station, erected under the resolution above cited, as now proposed and as indicated on plans filed with this application for extension marked 'Received February 6, 1956', 6 sheets, such extension in the area of the plot may be permitted as indicated on such plans; that any fence erected between the existing building and the extension may be removed; that along the northerly and westerly lot lines there shall be erected a woven wire fence of the chain link type on a masonry base continuing from the present masonry wall at the north to the street building line of Hillside Avenue where a substantial masonry post shall be erected for such wall; that the balance of the new premises shall be paved with concrete or asphaltic pavement; that storage tanks may be permitted consisting of five 550 gallon approved tanks; that pumps shall be of a low approved type and erected not nearer than 15 ft. to the street building line of Hillside Avenue; that an additional curb cut may be permitted to Hillside Avenue where shown, not over 30 ft. in width, and a new curb cut to 188th Street shall be removed to the building line as soon as 188th Street has been widened; that the existing curb cut near the intersection to Hillside Avenue shall be moved westerly so as to be not nearer than 5 ft. to the street line as prolonged; that within the intersection there shall be erected a block of concrete extending not less than 5 ft. along either street line, not less than 12 in. in height; that the existing light poles may remain in the present location until the street widening is completed, after which new poles may be erected; that within the new intersection of Hillside Avenue and 188th Street there may be a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting

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such sign to extend beyond the building line at right angles to Hillside Avenue for a distance of not over four feet; that under Section 7c there also may be parking and storage of motor vehicles on spaces where servicing of the station will not be interfered with; that under Section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that in all other respects the resolution above referred to as adopted September 25, 1934, shall be complied with where not inconsistent with this amended resolution; and that all permits shall be obtained, including a new certificate of occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution."

66-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the proposal to use the 2nd floor of a 2 story building of class 1 construction for offices.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Millard Henlein and C. Harry Minners.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 17, 1956 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue of the Americas is in a local retail use, C area, class 1¼ height district; West 4th street is in local retail and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 22, 1955 acting on amendment to N.B. Applic. 52-54, reads:

"1. Proposal to use 2nd floor for offices in a bldg. located in a Local Retail District is contrary to Sec. 4c, Art. II Zoning Resolution and should be referred to Board of Stds. and Appeals under Resolution Cal. No. 66-38-BZ, Vol. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 61 ft. frontage by 67 ft. 2¼ in. in depth, presently developed with a building 2 stories in height, of class 1 construction, having a frontage of 61 ft. on Avenue of the Americas, 67 ft. 2¼ in. on West 4th street, 67 ft. 2¾ in. on the northerly lot line, and 32 ft. 4½ in. and 33 ft. 1 in. on the easterly lot line; that this building was erected under N.B. Applic. 52 of 1954 and variance granted by the Board under Cal. No. 66-38-BZ, Vol. II; that temporary certificate of occupancy No. 44612 was issued for 90 days for use as cellar—vault, toilets and mechanical equipment; 1st floor—bank, mezzanine; bank, 2nd floor not shown on certificate is vacant; that said 2nd floor was approved for use as one family dwelling; that it is proposed to maintain

the present legal uses of cellar—vault, toilets and mechanical equipment; 1st floor—bank; mezzanine bank; that it is further proposed to change the use of the 2nd floor from 1 family dwelling, to offices; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a business use district, class 1½ height district and class B area district and received the present use, height and area designation on July 12, 1940; and

WHEREAS, the applicant contends that the Bankers Federal Savings and Loan Association is one of New York's leading banks and in order to properly provide an efficient banking service for its customers it is necessary that they expand their office facility; that the building is highly modern in design and with the 2nd floor built as a pent-house with setbacks from both streets, and the rear yard, the residential aspect of the neighborhood will be maintained, and as the same outward appearance of a dwelling will be maintained, the community will not be affected; that the property is high is assessed value and it is mandatory for the bank to utilize every inch of space in order to receive an equitable return on their tremendous investment; that the assessed value of the land shown on the Board's form has been assumed, as the tax records only indicated a combined assessed value of \$206,000 for Lots 1 and 5, which were formerly one lot known as lot No. 1; that the tax office has not assessed the new building on the site to date, and the actual cost of construction of \$375,000 has been indicated; and

WHEREAS, the applicant states that the present owner has held title to the property since December 29, 1953; that the assessed valuation of land is \$61,000 and of the building \$375,000 making a total of \$436,000; that the building was erected in 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 4, 1955, under Vol. II, only so far as it refers to change of use of the apartment space on the second floor, by adding thereto:

"that the apartment space formerly permitted on the second story may be changed in use to office space for the bank, substantially as proposed and as indicated on plans filed with this application marked 'Received December 16, 1955' 10 sheets, *on condition* that in all other respects the requirements of the resolution above cited, as to this building and the plot on which the building is located, shall be complied with."

778-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Mrs. Margaret Straub and George Straub, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

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THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 31, 1956 subject to regular procedure, for rehearing under section 21 of the zoning resolution; and

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; laid over to June 26, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Remsen avenue and Avenue K are in a residence use, E-1 area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated April 11, 1956 acting on N.B. Applic. 1150-54, reads:

"1. The proposed construction of a gasoline service station, auto washing, lubrication, office, accessory sales and minor repairs with hand tools only, in a residence use district is contrary to the Zoning Res. Art. 11 Sect. 3.

2. The construction of the bldg. on the street line as proposed in an E 1 district is contrary to Art. IV Sect. 15-A requiring a 15'-0" setback."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 ft. 5 in. frontage by 47 ft. 10 $\frac{1}{2}$ in. in depth, irregular, now vacant; that it is proposed to erect a building 30 ft. front by 30 ft. 8 $\frac{3}{4}$ in. in depth, irregular, to be located at the southerly end of the plot and to be surfaced with face brick on all sides, including the blank walls facing the cemetery property; that an ornamental brick fence wall, surfaced with face brick on both sides, will be provided along the rear lot line adjoining the cemetery and will return to Remsen avenue along a line 8 ft. from the northerly end of the site; that Canarsie cemetery which abuts the entire rear line of the site is at an average grade of 6 ft. below the grade of the site; that a concrete retaining wall will be constructed along the rear lot line up to the grade level of the site, above which the face brick fence wall will be provided; that the 8 ft. wide strip of land along the northerly lot line will be surfaced with grass and will be sloped down toward the adjoining greenhouses to the north; that this condition will insure that the present proposal will not interfere with light and air for the greenhouse property; and

WHEREAS, the applicant states that the height zoning of this property was changed from 1 to $\frac{1}{2}$ on July 22, 1954; that the area zoning of the site was changed from D to E-1 on May 12, 1955; that there has been no change in the use district designation since July 25, 1916; and

WHEREAS, the applicant further states that although the site has a frontage of about 175 ft. on Remsen avenue it has a depth at the south lot line of 30 ft. 8 $\frac{3}{4}$ in. and a depth on the north lot line of 47 ft. 10 $\frac{1}{8}$ in., resulting in an average depth of 39 ft.; that Canarsie cemetery abuts the site along the entire rear lot line; that adjoining the site to the north (lot 50) is a plot developed with greenhouses and a dwelling at the northerly portion on lot 50 used in conjunction with the greenhouses; that adjoining the site to the south (lot 1) is a shallow plot with a frontage of about 263 ft. on Remsen avenue; that this plot, although not part of the cemetery, is used in conjunction with the cemetery; that in 1955 a comfort station and office built for cemetery use was completed on this plot, within a residential zone, under N. B. 1544-51; and

WHEREAS, the applicant contends that the extremely shallow depth of the site and the surrounding conditions previously mentioned results in a clear case of practical difficulty and unnecessary hardship within the meaning of section 21 of the zoning resolution; that it is felt that the standards that have been established by the courts as a basis for the application of section 21 apply to this site; that the hardship is unique and not generally shared by other properties in the neighborhood, which is a fundamental requirement for the application under section 21; that the only other lots which are affected by a shallow depth backing on the cemetery are the two lots previously mentioned, and both of these adjoining lots are already devel-

oped with non-conforming uses; that the proximity of a cemetery is ordinarily a deterrent to the construction of dwellings, and while there are a few instances in which dwellings have been built abutting cemeteries, these are ordinarily in choice residential areas where land is at a premium; that with the non-conforming uses on both sides it is reasonable to assume that no builder will construct dwellings on this site, even if the plot had sufficient depth to accommodate them; that in addition to the physical difficulty inherent in lot size and the practical difficulties created by the surrounding uses, the site was recently rezoned to an E-1 area district which requires a 15 ft. setback from the building line; that since both the comfort station and the office building to the south and the greenhouses to the north do not have this 15 ft. setback, permission is requested under this application to permit the proposed building to be constructed on the building line; that it would be extremely impractical to set this building back and no benefit would be obtained since adjoining buildings now extend well beyond this 15 ft. setback; that a maximum effort is being made under the present proposal to protect the cemetery from any possible adverse effect; that because of the grade condition, the top of the proposed fence wall along the rear lot line will be about 11 ft. above the cemetery grade; that this fence wall as well as the rear and southerly side wall of the accessory building will be constructed of face brick without any openings therein; that because of the height of this fence wall, the gas station itself, and its operations, will be completely hidden from the view of anyone in the cemetery; that Remsen avenue is a heavily traveled traffic artery and there is a real need for a service station in this area; that there are no gas stations on either side of Remsen avenue for more than $\frac{1}{2}$ mile to the north of the site, and no service stations whatsoever to the south of the site for the entire length of Remsen avenue; and

WHEREAS, the applicant states that while it is felt that a real practical difficulty and unnecessary hardship exists, this application is also made under section 7e of the zoning resolution, which permits the Board to exercise its discretion to grant even if it feels that the standards for the use of section 21 have not been fully proven; and

WHEREAS, the applicant states that the present owner has held title to the property since September 23, 1954 and that the assessed valuation of land is \$3,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee has noted that there are residential buildings on the other side of Remsen Avenue which have been constructed since the previous application; and that the Borough President of Brooklyn has reiterated his objection to the use of the premises as a gasoline service station in a recent letter dated June 6, 1956, because of the presence of the cemetery; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N. B. App. 1150/54, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

816-54-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to

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be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Build-ings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 9, 1955 subject to regular procedure, to consider revised proposal, previously withdrawn; and

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for applicant to report to the Board as to parking facilities and also as to proposed use of the cellar; then to June 26, 1956, for applicant to submit statement to the Board as to the sewerage situation and the proposed use of the basement; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bell boulevard and 24th avenue, are in a residence use, F-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1955 acting on N.B. Applic. 3378-54, reads:

"1. Size of proposed rear yard in an F-1 area district does not comply with Art. IV, Sec. 16A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 62 ft. frontage by 143.42 ft. in depth, irregular, now vacant; that it is proposed to erect and maintain a one story and cellar building of class 3 construction, 52 ft. front, 108.6 ft. in depth, irregular, with less than the required rear yard; and

WHEREAS, the applicant states that as of July 25, 1916 the property in question was in a one times height district and a D area district; that at that time the portion of the property within 100 ft. of Bell boulevard was in a business district and the remainder in a residence district; that the zoning modifications establishing the present use, height and area zoning pattern became effective December 19, 1938; that on October 29, 1954 the area was changed to an F-1 area district; and

WHEREAS, the applicant contends that the only problem in the Board is that the rear yard of the building as now designed does not comply with Article IV, section 16A of the zoning resolution; that except for all references as to the area of the building, the description of proposed work still applies; that the depth of a rear yard of a building located in a residence use district shall be at least 30% of the depth of the lot, but need not exceed 30' (see art. 4, sect. 16-F districts which also applies to F-1 districts); that as can be seen from the plot plan, the rear yard dimensions are considerably smaller than those required; and

WHEREAS, the applicant states that an F-1 area district it is required that there be a 30 ft. rear yard; that the rear yard of the building in question varies from 8 ft. 4 in. to 28 ft. 3 in. in distance from the rear lot line; and

WHEREAS, the applicant states that the present owner has held title to the property since October 16, 1953 and that the assessed valuation of land is \$1,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant failed to

substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3378/54, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south, side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Build-ings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Klein-ert, Commissioner Keating and Deputy Chief Con-nolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for applicant to file revised plans showing cellar stairway, enclosed, elevator enclosed and as to exits; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hughes avenue are in business and residence use, B area, class 1¼ height districts; East 180th street and Arthur avenue are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 26, 1955 acting on amendment to Alt. Applic. 735-54, reads:

"2. Proposed manufacturing in a residence use district of a bldg. partly in business and partly in residence use district is contrary to Sect. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.56 ft. frontage by 146.12 ft. in depth, irregular, on which is located a one story building of class 3 construction, being used as a bakery and factory. 50.56 ft. front, 153 ft. in depth; that it is proposed to add the use of manufacturing lamp bases to the existing bakery use; and

WHEREAS, the applicant states that the building in question was constructed under N. B. Applic. 2682-1926 and certificate of occupancy No. 656 was issued April 13, 1927; that the occupancy then was "bakery and market", a commercial use and from its shape on its southeast rear end it may be noted that it is not parallel to the east lot line; that this was so arranged to parallel the boundary line between the residence use district and the business use district, thus the building stood entirely in the business use district; that the bakery still exists in the easterly store, but the very much larger section of the building became a failure as a market and has been vacant for a long time; that this westerly section is entirely too deep for use as a store, being over 150 ft. deep, and has an additional area in the rear ell and therefore the owner decided to move his own type of business in such store, that of manufacturing lamp bases; that these bases are made entirely of cement and will require employing 8 men thus bringing the operation under factory

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law; that only the front 100 ft. of this store is located in a business district, the rear 50 ft. being in a residential district, all of this being caused by the changing of the district lines; that, however, the building is still a commercial building; and

WHEREAS, the applicant states that it is proposed to install a new front show window and entrance doors commensurate with the balance of the building; that in the interior a partition will be erected to provide an office and show room and in the rear portion, two spraying tables with exhaust hoods and 12 in. by 12 in. vent ducts to the roof; that in the rear a drying room will be erected of 8 in. concrete blocks with fireproof door, electrically heated, no open flame, 20 ft. by 9 ft. 6 in.; that the rest of the floor space will be used for the storage of sand and cement; that all of the arrangements will conform to the building code and the labor law; and

WHEREAS, the applicant contends that the subject building conformed to the zoning resolution at the time of its erection, and in which manufacturing could be done in its entire area; that on March 31, 1937 the line between the two districts was altered and cut through the building 100 ft. south from the 180th street front, establishing the front 100 ft. as business and the rear 50 ft. as residence district; that the area of the store to be converted to factory use comprises about 5,300 sq. ft., of which the portion now in a residence district is 2,020 sq. ft.; that these 2,000 sq. ft. would be useless unless consideration is granted as permitted by section 21; and

WHEREAS, the applicant states that the present owner has held title to the property since May 25, 1954; that the assessed valuation of land is \$15,000 and of the building \$13,000 making a total of \$28,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which did not approve of the conditions on the premises, especially as to exits; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. App. 735/54, Objection No. 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—agress.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn, in view of Board's action denying Cal. 108-55-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 5, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Utica avenue and Flatlands avenue are in a business use, D area, class 1 height district; Avenue K is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 5, 1955 acting on N.B. Applic. 1496-55, reads:

"4. Proposed gasoline service station, lubritorium, auto laundry (non-automatic) minor auto repair shop with hand tools only, parking of motor vehicles awaiting service in a Business zone is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

5. Proposed curb cuts, to be used as business entrances, show windows and signs within 75' of a Residence zone is contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 73.81 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect a gasoline service station, lubritorium, auto laundry, with provision for the making of minor auto repairs with hand tools only and for the parking of motor vehicles awaiting service on premises located on the east side of Utica avenue between Flatlands avenue and Avenue K; and

WHEREAS, the applicant states that the premises in question consist of an irregular shaped plot of land having a frontage of approximately 74 ft. on Utica avenue and a minimum depth of 100 ft.; that they have been owned by the present owner since October 3, 1952 but prior to that time title was held by an affiliated corporation who acquired the same on the following dates: lot 6, February 28, 1950; lot 8, February 7, 1950; lot 9, November 22, 1949; that the property in question is located within a business district and has been so zoned since 1916; and

WHEREAS, the applicant contends that Utica avenue is a heavily travelled thoroughfare running in a northerly-southerly direction; that it is 100 ft. wide at this point; that Flatlands avenue, which crosses Utica avenue at an angle is likewise heavily travelled and is of equal width; that Avenue K which crosses Utica avenue at right angles is only 80 ft. in width but also serves as a heavy traffic artery; that the intersection of these three streets is traffic controlled by traffic lights stationed at Utica avenue and Flatlands avenue; that although Utica avenue is heavily travelled, it has not fully developed along business lines;

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that much of the property is vacant; that there is a gas station located at the northeasterly corner of Utica avenue and Flatlands avenue, directly opposite the premises under appeal, permitted by the Board; that because of the character of the improvements of Utica avenue, the heavy traffic on the streets and the fact that the premises under appeal can be reached from most of the nearby properties only by crossing a heavily travelled street, renders this property unsuitable for any conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since October 3, 1952 and that the assessed valuation of land is \$8,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied for a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application marked "Received July 14, 1955," one sheet, and "April 4, 1956", 3 sheets, *on condition* that all buildings, structures and uses now on the premises shall be removed and the premises shall be levelled to the grade of the abutting streets; that the accessory building shall be of the design and arrangement as indicated on plans marked "Received April 4, 1956"; that there shall be no cellar under the accessory building; that the building shall be faced with face brick or common brick painted; that the doors to the toilet rooms shall be so located as not to be contiguous; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the building line of Flatlands and Utica Avenues, where shown; that curb cuts shall be restricted to two curb cuts to Flatlands Avenue not over 30 ft. in width, two curb cuts to Utica Avenue not over 27 ft. in width, and one curb cut to Avenue K, within the first 25 ft. from the intersection; that no portion of any curb cut shall be nearer than 5 ft. to any lot line as prolonged; that on the rear lot line to the east there shall be erected a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in. with suitable masonry terminating posts erected and maintained at the building lines of Flatlands Avenue and Avenue K; that the premises, where not occupied by the accessory building and pumps, shall be paved with concrete or bituminous paving; that the number of gasoline storage tanks shall not exceed 12-550-gallon approved tanks; that signs shall be restricted to permanent signs attached to the facades of the accessory building facing Utica Avenue and Flatlands Avenue and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of two post standards, where shown, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not over four feet; that lights for general illumination may be permitted on standards where shown provided the lamps have metallic reflectors reflecting away from the adjoining residential occupancies; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that there may be parking and storage of motor vehicles provided such motor vehicles do not interfere with the servicing of the station; that under Section 7i, for a similar term, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that curb cuts herein permitted where Section 7A applies are hereby granted under such section; and that all permits shall be obtained, including a certificate of occupancy, and all work

completed within the requirements of Section 22A of the Zoning Resolution.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubritorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to June 5, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; Park avenue is in business, manufacturing and unrestricted use, B area, class 1½ height districts; Morris avenue is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1955 acting on N.B. Applic. 1053-55, reads:

"1. Proposed demolition, reconstruction & extension of an existing gas station, office and laundry to gasoline service station, office & sales, storage, lubritorium, car washing & minor auto repairs in a business use district is contrary to Art. II Sect. 4 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 29.40 ft. in depth, on which is located a gasoline service station consisting of three 550-gallon gasoline tanks, two dispensing pumps, one open lift, a one story in height building of class 3 construction and class 5 construction, having a frontage of 43 ft. and a depth of 35 ft., irregular; that it is proposed to rehabilitate the entire gas station site; that the present structure will be removed and a new accessory building, one story in height, of class 3 construction, with a frontage of 27 ft. 4 in. and a depth of 53 ft. will be constructed, and will contain the conjunctive uses of lubritorium, motor vehicle repairs, car wash, storage and office; that it is further proposed to install six 550 gallon-gasoline storage tanks in addition to the two present storage tanks; that the two existing gas pumps are to be relocated and two new gas pumps are to be installed, all 10 ft. back of the street building lines; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in an unrestricted use district and received its present use designation on July 31, 1947; and

WHEREAS, the applicant states that this gas station was established under S.A. No. 1499 of 1924 on a plot having a frontage of 75 ft. on Morris avenue, 29.40 ft. on East 155th street, 86.05 ft. on Park avenue and 71.44 ft. on the southerly lot line; that the one story metal building was erected under Applic. No. S.P. 1647 of 1924 for use as

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an 8-car garage; that under Alt. Applic. No. 175 of 1936, certificate of occupancy No. 152 of 1936 was issued for use of the premises for gas station, office and laundry; that the premises are now being used for gas station, lubritorium, car wash, motor vehicle repairing, office, storage and 4-car garage; and

WHEREAS, the applicant contends that the uses of gas station, office and auto laundry are present legal uses so that this application only requests the additional new uses of lubritorium and motor vehicle repairs; that the entire affected area opposite the site and for 400 ft. in each direction is in an unrestricted zone and is developed with a noisy depressed railroad; that the affected area on the south side of Park avenue approximately 275 ft. west of the site is in a manufacturing zone and it is legal to erect gas stations in this area; that the existing gas station has been in continuous operation since 1924 indicating it has rendered a vital and required service to this area; that the removal of the existing structures and their replacement with a new modern building will be in keeping with the improvements in this area; that there are no other gas stations within the affected area and the rebuilding will enable the owner to render a more efficient service; and

WHEREAS, the applicant states that the present owner has held title to the property since December 19, 1935; that the assessed valuation of land is \$14,500 and of the building \$4,000 making a total of \$18,500; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received July 15, 1955", 4 sheets, and "May 11, 1956", 2 sheets, *on condition* that all buildings and uses not proposed to be retained where shown shall be removed and a new accessory building shall be constructed of the design and arrangement as indicated on such plans; that the building shall be faced with face brick on the exterior walls; that there shall be no cellar under such building; that the toilet rooms shall be arranged so that the doors thereto shall not be contiguous; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs but permitting the maintenance of one post standard facing Morris Avenue for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and shall not extend beyond the building line for a distance of more than four feet; that the existing sign at right angles to Park Avenue may be continued; that under Section 7i there may be minor repairing with hand tools only for adjustments; that such repairs shall be maintained only within the accessory building; that pumps shall be of a low approved type erected not nearer than 10 ft. to the street building line of Morris Avenue; that curb cuts shall be restricted to two curb cuts each 25 ft. in width to Morris Avenue and two of similar width to Park Avenue; that there shall be no curb cuts to East 155th Street; that at the intersections of Morris Avenue and Park Avenue there shall be maintained a block of concrete extending for a distance of not less than 5 ft. from the intersections, not less than 12 in. in height; that the number of gasoline storage tanks shall not exceed a total of ten; that there may be six new such tanks; that all existing tanks shall be tested by the Fire Department before the same are reused; that the balance of the plot where not occupied by accessory building and pumps shall be paved with concrete or tarvia;

that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the borough president; that on the rear lot line to the accessory building and from the accessory building to the building line of Morris Avenue there shall be erected a masonry wall not less than 5 ft. 6 in. in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 10, 1956 after due notice by publication in the Bulletin; laid over to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Edenwald avenue and Murdock avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1955 acting on Alt. Applic. 566-55, reads:

"1. Extending non-conforming (business) use in residence district is contrary to Section #3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, on which is located a 2 story and attic frame building 22 ft. by 25 ft., of class 4 construction, accessory storage sheds and 2-car private garages; that it is proposed to remove the porch at the front and side and landscape the plot; that no signs are contemplated; and

WHEREAS, the applicant further states that this building and the one at opposite corner are the only properties used for business in the vicinity; that the building at 2074 Edenwald, across the street, is occupied as a bar and grill, has been rehabilitated and modernized and is in conformance with the neighborhood; that the owners of the subject building would like to do likewise but need more room inside to make a modern clean store and remove the stands and open porch; that this application is therefore made to permit the alteration of the 1st floor and extension of the present store to the rear of the building; that the neighbors all know and use the store for their daily purchases; and

WHEREAS, the applicant contends that the building and sheds were erected before 1900 as a store and one family residence; that in 1905 a two story extension was erected at rear, 1st floor use was business and 2nd floor residence; that the store use has been continuous, but rooms and baths were installed making it an illegally converted 3-family house and store; that the apartments have recently been vacated;

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that the premises are located in a residence, D-1 district and the use has never been changed; that the business use on the 1st floor therefore antedates the zoning resolution; that the present owners leased the store 4 years ago and have run it as it previously was—a general grocery store; that in May 1955 they purchased the entire property with a view to legalizing the apartments and modernizing the store and in keeping with the fast growing residential community; and

WHEREAS, the applicant states that the present owner has held title to the property since May 18, 1955; that the assessed valuation of land is \$4,200 and of the building \$8,300 making a total of \$12,500; that the building was erected before 1900 and altered in 1905; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition for a temporary term; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7a for a term of ten years to permit the alteration and extension of store use within the present building as proposed and for the use as proposed and as indicated on plans filed with this application marked "Received August 9, 1955", 6 sheets, and "March 26, 1956", one sheet, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted under Cal. No. 663-55-A; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be no signs erected on the premises except that there may be one sign on the front of the building not over 25 ft. in area advertising the store use and the merchandise sold; that the upper floors may be maintained with not over two apartments as proposed on condition that they meet the requirements of the law for such occupancy; that the cellar and store ceilings shall be fire retarded as proposed; that the plot shall be landscaped, as proposed; that suitable fences shall be maintained; that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 21, 1955, on Alt. App. 566/55, reads:

"2. Extending business in frame bldg. is contrary to Sec. 2.1.3.5 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is 2½ stories, 25 ft. in height, 22 ft. by 55 ft. in area, of Class 4 construction, erected prior to 1900 on a lot 75 ft. front by 100 ft. in depth, in a residence use, D area, Class 1 height district; used and occupied since erection as follows: cellar—storage and boiler; 1st floor—store and vacant apartment; 2nd floor—dwelling; proposed to be used and occupied: cellar—same; 1st floor—store; 2nd floor—dwelling, two families; that the building is provided with one 3 ft. wide wood stairs, frame enclosed, equipped with wood doors which are not self-closing; stairhall leads direct to street; and

WHEREAS, the applicant states the building has been used as a grocery and general store on the first floor which has been in operation for over 55 years; that under Alt. App. 458/05 an extension was added with the business use on 1st floor and the 2nd floor for residence; that the business use in the rear was discontinued many years ago and an illegal apartment installed; that it is now proposed to remove the apartment and use the entire first floor as a grocery store; that the entire ceiling will be fire-retarded and the stair to 2nd floor rebuilt on the exterior of the building; that the use of the second floor will be confined to two apartments, consisting of one 3-room and one 4-room apartment; and

WHEREAS, the applicant contends that in view of the fact that the first floor was originally for business and the hazard is not great and as the cellar and first floor ceilings will be properly fire-retarded it is requested that a variance of the requirements of the Building Code be granted to permit the proposed alteration; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated July 21, 1955, acting on Alt. App. 566/55, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 662-55-BZ a.c. complied with.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.

SUBJECT—Application September 27, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district 1 times height district an extension of a one family residence for a play room, bath room porch and 2 car accessory garage.

PREMISES AFFECTED—142-07 Hoover avenue, north side, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; laid over to June 26, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, G area, class 1 height district; Hoover avenue is in a residence use, G and E area, class 1 height district; Main street is in a residence use, DD area, class 1 height district; Daniels street is in a residence use, E area, class 1 height district; Coolidge street is in a residence use, E and G area, class 1 height district; and

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WHEREAS, the decision of the borough superintendent, dated September 16, 1955 acting on Alt. Applic. 2100-54, reads:

"1. The east side yard of the proposed extension is contrary to Art. 4 Sec. 16B(c) of Zone Res." and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 100 ft. in depth, on which is a class 4 construction building, 40 ft. by 21 ft. in area and 8 ft. in height; that it is proposed to erect an extension 40 ft. by 21 ft. in area and 8 ft. in height for play room, bath room, porch and a 2-car accessory garage; and

WHEREAS, the applicant contends that on February 25, 1952 an application was filed with the building department for alteration of the subject premises under Alt. Applic. 393-52; that the alteration consisted of a one story extension to contain a play room, bathroom, porch and accessory two car garage; that the application was approved on April 10, 1952; that for over two years the owner was prevented by personal matters from carrying out the work of the alteration; that in September 1954 he proceeded with the work, not knowing that the approval of the application had expired by limitation and that before starting work he should have secured a permit from the building department; that on August 27, 1954 Alt. Applic. 2100-54 was filed; that the examiners in the department raised the objection that section 16B(c) of the zoning resolution required a 10 ft. side yard, whereas the drawing, as originally approved, showed 5 ft.; that the original approval had obviously been in error; that the owner feels that in view of the fact that the department had erred in approving the original application, the building should be permitted to remain as built, even though the work was done without a permit; and

WHEREAS, the applicant states that the present owner has held title to the property since July, 1948; that the assessed valuation of land is \$2,500 and of the building \$11,000 making a total of \$13,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension of the existing building, for which plans have been previously approved, *on condition* that the building shall not be further increased in height or area; that the building shall be maintained as shown on plans filed with the application marked "Received September 27, 1955", 3 sheets; that the building shall continue to be occupied solely as a one family house and in all other respects shall comply with all laws, rules and regulations applicable thereto.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side, 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Martin Gollubier.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 10, 1956 after due notice by publication in the Bulletin; laid over to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; College avenue is in residence and business use, B area, class 1½ height districts; East 165th street is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 28, 1956 acting on Alt. Applic. 906-55, reads:

"1. Proposed extension of use of parking and storage for more than five motor vehicles into a residence use district is contrary to Art. II Sect. 3 of the Z.R." and

WHEREAS, the applicant states that the premises consist of a plot, 126.43 ft. frontage by 98.45 ft. in depth, irregular, now vacant; that it is proposed to occupy this lot No. 6 in conjunction with lot No. 1 as a parking lot for more than 5 motor vehicles; that lot No. 1 is already so occupied with a certificate of occupancy; and

WHEREAS, the applicant states that the plot in question is in a residential zone and is adjacent to and contiguous with lot No. 1, in a business zone, a plot 100 ft. by 100 ft. on the northeast corner of 165th street and College avenue; that the latter plot, lot No. 1, is now occupied as an auto parking plot, pursuant to certificate of occupancy issued by Department of Housing, Bronx county; that it is the purpose to extend the parking lot to include the adjacent plot, lot No. 6, 125 ft. by 100 ft., for which this variance has been requested; that lot No. 1 now used as a parking lot is occupied to capacity by 43 cars; that the other proposed plot, lot No. 6, will have room for about 55 more cars; and

WHEREAS, the applicant contends that there is an urgent need in this vicinity for the opening of lot No. 6 as a parking plot to accommodate pleasure car owners living in the immediate vicinity; that East 165th street is a business street; that through that street, only 60 ft. wide, the No. 2 Grand Concourse bus of the Surface Transportation company, ending at the Hub, is routed; that College avenue is also a 60 ft. street; that the surrounding streets are continually blocked by cars parked on the street, bumper to bumper; that ever since Lot No. 1 has been filled, further requests for parking space have been received but of course have not been able to comply until authorization can be obtained from the Board; that all applicants for parking space in the presently unused part of lot No. 6 reside within 3 blocks of the proposed parking lot and it is the intention of the parking lot operators to limit the occupancy to those car owners in the immediate vicinity; and

WHEREAS, the applicant states that the present owner has held title to the property since January 7, 1930 and that the assessed valuation of land is \$15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the

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extension of the existing parking lot as proposed and as indicated on plans filed with this application marked "Received October 18, 1955", 2 sheets, and "March 12, 1956" one sheet, *on condition* that the added premises shall be graded to the grade of College Avenue and shall be surfaced with clean gravel or steam cinders and properly rolled and treated with a binder; that there shall be erected on all lot lines, except on the rear lot line of the existing parking area on Lot One, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except where masonry walls of adjoining buildings occur on lot lines; that openings therein shall not exceed two to College Avenue not over ten feet in width, fitted with gates, and curb cut opposite not exceeding 12 ft. in width; that the existing chain link fence to the south may be removed so that this lot may be used in conjunction with the lot at the corner of College Avenue and 165th Street, a certificate of occupancy for which has been issued by the Department of Buildings; that signs shall be restricted to a permanent sign attached to the fence, not illuminated, and not extending beyond the building line and not exceeding 15 sq. ft. in area each, advertising the parking and storage use and rates charged and such other information as may be required by the Commissioner of Licences; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use than as herein permitted; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly ... 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; laid over to June 19, 1956. for inspection and decision; hearing closed; then to June 26, 1956, for applicant to file more complete plans, showing building set back parallel with adjacent building to the west; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, C area, class 1 height districts; Kings highway is in a business use, C area, class 1 height district; Quentin road is in business and residence use, C area, class 1 and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1955 acting on N. B. Applic. 2312-55, reads:

"1. Proposed building and premises, partly in a Business and partly in a Residential zone, to be used for automatic washing of automobiles and sales lot for more than 5 used cars is contrary to Article II, PP. 4a, subsection 52 and Art. II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 105 ft. 10¾ in. frontage on Kings highway, 82 ft. 3¾ in. on West 12th street, 140 ft. frontage on Quentin road and 100 ft. in depth, presently vacant, except that the owner operates a used car sales lot on a portion of the premises entirely within the business use district; that it is proposed to erect a one story building 88 ft. by 18 ft. 2 in. in area and 13 ft. 4 in. in height on the southwest corner of Kings highway and West 12th street, to be occupied as an automatic auto laundry; that it is also proposed that entrance to the premises be from Kings highway, leading to the reservoir parking space which is large enough to accommodate 20 cars, and exiting from the building will be out to West 12th street. so that the two curb cuts proposed will be out to the business streets and are curb cuts which would be permitted if the premises was used as a parking lot or used car lot; that there will be no curb cuts or business entrance or exit from Quentin road or show windows on Quentin road; and

WHEREAS, the applicant contends that the site is principally located in a business district; that a very small portion is in a residence district resulting from the irregular shape of the tax block caused by the convergence of Kings highway and Quentin road; that the tax block to the east is entirely within a business use district; that there is no economic demand for the construction of retail stores at the subject premises as nearby stores adequately serve the needs of the neighborhood and any additional stores would depreciate the rental value of existing retail stores in the neighborhood; that in addition, there are a large number of vacant retail stores along Kings highway, many of which have been vacant for a long period; that there are several non-conforming uses in the area—block 6618, lot 25—gas station and lot 27—gas station; block 6619, lot 53—gas station and lots 33 and 27 contain motor vehicle repair shops; that the premises adjoin the Amoco gas station in this tax block, is opposite the repair shops on Kings highway, is opposite a vacant factory building on West 12th street and is diagonally opposite the large accessory parking lot of the nearby supermarket; that there is no economic demand for the development of the premises for factory uses and the few factory occupancies which were established in the area in the past years were unsuccessful and left the area; and

WHEREAS, the applicant further contends that this area of Kings highway has been established as an automobile servicing center by the existing uses for many years; that there is an economic demand for the use of the subject premises as an auto laundry and gives assurance that a substantial investment will yield a reasonable return; that because of the 6 gas stations and 5 used car lots within the immediate area there is a demand for adequate modern car washing facilities as a community service; that a grant would not adversely affect the neighborhood which would receive greater protection through regulatory restrictions imposed by the Board as conditions of the zoning variance, than if the property was developed with conforming uses and would have no adverse effect upon real estate values in the area but would result in a substantial increase of the assessed valuation of and tax revenue from the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since June 23, 1955; that the assessed valuation of land is \$23,000 and of the building \$500 making a total of \$23,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the applicant has filed revised plans which are designed to protect the people on Quentin Road, which is the only portion of the area generally that is entirely residential; the committee recommended that in accordance with revised plans the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does

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hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years to permit the premises to be developed with a mechanical car washing establishment substantially as proposed and as indicated on plans filed with this application marked "October 26, 1955," one sheet, and "June 22, 1956," 2 sheets, *on condition* that all buildings and uses on the premises shall be removed and the plot shall be arranged and constructed as indicated on such revised plans marked "Received June 22, 1956"; that the plot shall be levelled substantially to the grade of the abutting streets; that there shall be erected on the building line along Quentin Road an ornamental iron fence not less than three feet in height on a concrete base returning, as proposed, for a distance of 5 ft. along either end; that the proposed building shall be located not nearer than 5 ft. to the building line of Quentin Road as shown on such plans; that the intervening area shall be planted with suitable planting material and kept in good condition at all times; that the accessory building shall not exceed one story in height and shall be of the design and arrangement as indicated on such revised plans and shall comply with the requirements of the Building Code in all respects; that there shall be no cellar under such building; that the balance of the premises shall be arranged for entrance and exit from Kings Highway and West 12th Street as shown; that such unbuilt upon area shall be paved with asphaltic pavement; that curb cuts shall be restricted to one curb cut not over 20 ft. in width for entrance and exit to Kings Highway and one curb cut not over 12 ft. in width to West 12th Street; that along the northerly and easterly lot line there shall be constructed and maintained a woven wire fence of the chain link type erected upon a masonry base to a total height of not less than 5 ft. 6 in.; that such fence shall be erected along the southerly and westerly side of the adjoining premises used for car sales; that a similar fence shall be erected on the westerly side from the building on the adjoining plot to the west, as shown, to the building line of Kings Highway; that such openings for entrance and egress shall not exceed the width as shown; that signs shall be restricted to a permanent sign attached to the facade of the laundry building; that such sign shall face only toward West 12th Street and Kings Highway; that during the term of this variance the premises shall be occupied for no other use than as herein permitted; and that all permits shall be obtained including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

885-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—92 Madison street, south side, 247 ft. 10 in. east of Catherine street, Block 276, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Madison street are in a residence use, C area, class 1½ height district; Market street is in a retail use, C area, class 1½ height district; Catherine street is in retail and residence use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1955 acting on Alt. Applic. 1285-55, reads:

"1. Parking and storage of more than five (5) motor vehicles is contrary to section 3 of Article 11 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. 11¼ in. in depth, now vacant; that it is proposed to maintain proposed parking lot for more than five motor vehicles; and

WHEREAS, the applicant states that this property as of July 25, 1916 was zoned as a business use district, 1½ height district and a B area district and that existing designation of residence district became effective on March 1, 1939; that there is no amendment for a zoning change contemplated by the city planning commission to this property; and

WHEREAS, the applicant contends that Madison street is in a residence zone district and the existing non-conforming uses were erected when the zone was in business use district; that there has been little or no erection of conforming use buildings within the affected area since March 1, 1939, thus maintaining this street in a business use category, and the proposed parking lot is entirely in keeping with the trend of this street use; vacant—block 277, lots 5, 6, 12, 15 and 19; parking—block 277, lots 8 and 9; that there are existing stores at block 277, lots 2, 10, 11, 13, 14, 16, 17, 18 and 20; block 276, lots 28, 30, 31 to 37 inclusive, 39, 40, 41, 42, 45, 48 and 52; that block 276, lot 38 is a parking lot; that the operation of the proposed parking lot will be controlled by attendant stationed across the street in block 277, lots 8 and 9, which is a parking lot under the same ownership; that the parking and traffic situation in this area is acute and this proposal will help to remedy this condition; that this property is in a residence use district and the erection of a conforming use structure would be impractical because of the existence of low cost housing developments in this area; that the revenue derived from a residence structure, if kept comparable with low cost housing, would not give the owner a fair return for his investment; and

WHEREAS, the applicant states that the present owner has held title to the property since January, 1955 and that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding area are familiar to the members of the Board, the Board having seen them on previous inspections; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, as indicated on plans filed with this application marked "Received November 9, 1955," 3 sheets, *on condition* that all buildings and uses shall be removed and the premises leveled substantially to the grade of the abutting streets, graded with steam cinders or clean gravel, treated with a binder and properly rolled; that on all lot lines where walls of adjoining buildings do not occur, there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, with no openings therein except one for exit and entrance, 10 ft. in width and with curb cut opposite of similar width; that such portable fire fighting equipment shall be maintained as the fire commissioner shall direct; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon; that signs shall be restricted to one sign attached to the fence near the entrance, not over 15 sq. ft. in area.

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advertising only the parking and storage use, the rates charged and such other information as may be required by the commissioner of licenses; that such sign shall not be illuminated and shall not extend beyond the building line; that the sidewalk and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

886-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—11 Monroe street, north side, 177 ft. east of Catherine street, Block 276, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Monroe street are in a residence use, C area, class ½ height district; Market street is in a retail use, C area, class ½ height district; Catherine street is in retail and residence use, C area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1955 acting on Alt. Applic. 1283-55, reads:

"2. Parking and storage of more than five motor vehicles in a Residence use district is contrary to Article II section 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 101 ft. 4 in. in depth, now vacant; that it is proposed to maintain proposed parking lot for more than five motor vehicles; and

WHEREAS, the applicant states that this property as of July 25, 1916 was zoned as a business use district, 1½ height district and a B area district and the existing designation of residence district became effective March 1, 1939; that there is no amendment for a zoning change contemplated by the City Planning Commission to this property; that Monroe street is in a residence use district and the existing non-conforming uses were erected when the zone was in a business use district; that excepting the Knickerbocker Village housing project which was erected about 1930, there has been little or no erection of conforming use buildings within the affected area since March 1, 1939, thus maintaining this street at the northerly side in a business use category, and the proposed parking lot is entirely in keeping with the trend of this street use and will also be beneficial to Knickerbocker village dwellers; that in block 276, lots 16 and 18 are vacant; that there are existing stores on lots 3 and 4, 6 to 12 inclusive, 14, 17, 19, 20 and 21; that in block 253, lot 1 there are existing stores 100 ft. west of Market street and 100 ft. east of Catherine street; and

WHEREAS, the applicant contends that the proposed parking lot will be rented by the month to individuals who will be given a key to open gate when parking is desired; that the parking lot will comply in all respects with the building code and other city departments having jurisdiction; that the parking and traffic situation in the entire city and in this area in particular is acute and this proposal will help remedy this condition; that this property is in a residence use district and the erection of a conforming use structure would be impractical because of the existence of low cost housing developments in this area; that the revenue derived from a residence structure, if kept comparable with low cost housing, would not give the owner a fair return for his investment; and

WHEREAS, the applicant states that the present owner has held title to the property since June, 1952 and that the assessed valuation of land is \$12,500; and

WHEREAS, the premises and surrounding area are familiar to the members of the Board, the Board having seen them on previous inspections; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, as indicated on plans filed with this application marked "Received November 9, 1955," 3 sheets, on condition that all buildings and uses shall be removed and the premises leveled substantially to the grade of the abutting streets, graded with steam cinders or clean gravel, treated with a binder and properly rolled; that on all lot lines where walls of adjoining buildings do not occur, there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, with no openings therein except one for exit and entrance, 10 ft. in width and with curb cut opposite of similar width; that such portable fire fighting equipment shall be maintained as the fire commissioner shall direct; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon; that signs shall be restricted to one sign attached to the fence near the entrance, not over 15 sq. ft. in area, advertising only the parking and storage use, the rates charged and such other information as may be required by the commissioner of licenses; that such sign shall not be illuminated and shall not extend beyond the building line; that the sidewalk and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

938-55-BZ

APPLICANT—Burke, Green and Groh, for Alexander F. and Amelia M. Keating, owners (Ernest LeMelle, lessee).

SUBJECT—Application December 16, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing and local retail use district, the erection and maintenance of a gasoline service station, sales and service, car washing, minor auto repairs (with hand tools only) and lubritorium.

PREMISES AFFECTED—122-02 Farmers boulevard, west side, 266.38 ft. north of 180th street, Block 12458, Lot 115, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; laid over to June 26, 1956, for applicant to file an area plot plan, showing correct dimensions of the portions of the plot in the two zones; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in manufacturing and local retail use, D area, class ½ height district; Farmers boulevard is in manufacturing, local retail, residence and unrestricted use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1955 acting on N. B. Applic. 4415-55, reads:

"1. Proposed use of premises located partly in a local retail and partly in a manufacturing use district as a gasoline service station, sales and service, doing car washing, minor auto repairs with hand tools, and lubricatorium is contrary to Art. II Sec. 4-c of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 163.61 ft. frontage by 160.36 ft. in depth, on which is located a 1½ story frame dwelling, to be demolished; that it is proposed to erect a modern gasoline service station consisting of two islands and 12 approved 550 gallon gasoline tanks; that the building itself will be constructed of cement block and shall contain two lifts for lubricating purposes and minor repairs with hand tools only; that said section of the garage shall have wood overhead doors; that the property itself is triangular shape, the apex of the triangle consisting of a section 58 ft. by 50 ft. irregular; that all of the property is within a local retail district; that there exists on the said apex of the triangle located in said retail district at the present time, a cement block garage, which garage shall remain standing and be used solely for storage; that the balance of the property is located in a manufacturing district; that it is proposed to construct a new 5 ft. high chain link fence on the northerly property line and there is an existing railroad chain link fence 5 ft. high on the southerly property line; that there will be three 30 ft. curb cuts constructed on both north and south side property lines and a post standard sign 12 in. high on a concrete island shall be erected; and

WHEREAS, the applicant states that the property referred to is presently zoned as a class ½ height district and a D area district; that the portion of property within 100 ft. of the easterly right-of-way of the Long Island railroad is presently zoned as a manufacturing district and the remainder, if any, is zoned as a local retail district; that as of July 25, 1916 the portion of the property westerly of the then tentatively mapped Montauk street was zoned as an unrestricted district and the remainder was located within the bed of the street; that the entire property was then zoned as a one times height district and the present height zoning became effective on June 30, 1952; that on December 19, 1929 the use zoning of the property was adjusted to conform with the then officially mapped Montauk street; that the portion of property westerly of the then mapped Montauk street was zoned unrestricted and the remainder was located in the bed of the mapped street; that on January 21, 1947 the portion of the property south of a line normal to Farmers boulevard and 500 ft. southerly of 121st avenue as measured along Farmers boulevard and within 100 ft. of Farmers boulevard was placed in a local retail district and the remainder was placed in a residence district; that the present use zoning became effective on July 20, 1950; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that inasmuch as the greater portion of this property is located in a manufacturing district at the present time, the main part of this variance concerns itself with the small portion located in the local retail district; that said property is located next to the

Long Island railroad and the existing 1½ story frame house now located on the premises will be demolished; and

WHEREAS, the applicant states that the present owner has held title to the property since August 23, 1949; that the assessed valuation of land is \$4,000 and of the building \$2,000 making a total of \$6,000; that the building was erected prior to 1918; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the inclusion of a portion of the premises proposed to be occupied as a gasoline service station and accessory uses where such portion of the plot is located in the local retail zone to the northeast, with an area of approximately 200 sq. ft. and as indicated on plans filed with this application marked "Received December 16, 1955," 5 sheets, and "April 11, 1956," one sheet, *on condition* that in all other respects the gasoline service station shall comply with all laws, rules and regulations applicable thereto when erected in the manufacturing use district; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; laid over to June 5, 1956, for inspection if necessary and decision; hearing closed; then to June 26, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class 1 height district; Springfield boulevard is in a residence use, D area, class 1 height district; Hillside avenue is in a local retail use, D-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on B.N. Applic. 1281-55, reads:

"1. Proposed ground sign in a Local Retail Use District is contrary to Art. II Sec. 4C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 180.1 ft. frontage by 100 ft. in depth, on which is located a building 44 ft. front by 37 ft. in depth, 1½ stories in height, occupied as a restaurant, with an illuminated

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ground sign; that it is proposed to permit the maintenance of an illuminated ground sign accessory to the present restaurant; and

WHEREAS, the applicant states that the premises affected by this application is in a local retail use district; that the use district in 1916 was business and on January 21, 1947 it was changed to local retail; that there has been no change in height or area use districts since 1916; that there is no proposed housing development for the area; and

WHEREAS, the applicant states that the restaurant building and this sign were erected at the same time under N.B. Applic. 3837-41 and completed in 1942; that the sign was shown on the approved plan and was erected in accordance with approved plan, at which time the use district was business; that inasmuch as the sign was inside the building line, no fees were required; that there was no notation on the plan that a separate permit would be obtained for the sign; that certificate of occupancy No. 26789 was issued July 10, 1942 for a restaurant but did not include a sign and department records indicate that no complaints were ever made; and

WHEREAS, the applicant contends that the ground sign is the only sign on the entire plot; that it is irregular in shape, 27 ft. 8 in. high, 10 ft. and 17 ft. 6 in. wide, the total area is 301 sq. ft. and is set inside of the building line; that the neon lighting is sparingly used; that only the figurine and the top 4 lines with some 38 letters are outlined with neon runners; that is is a non-flashing sign except for the animated dog's tail and the boy's hand in the figurine on top, which is the trade mark of the Howard Johnson's restaurants; that the building is a traditional New England colonial and it was expressly designed to retain the charm and effectiveness of the early period and to insure the attractiveness, no signs whatsoever are permitted on the building or in the windows; that the sign is a neat, proportional and balanced business sign, which is the standard for every Howard Johnson colonial restaurant and has been accepted all over the states; that it is actually the menu which indicates the business being conducted in the building; that it does not detract from the character of the neighborhood; that the building and sign were intentionally designed as a unit; that the building was kept clear of all signs and the sign was set apart for the very purpose of retaining the charm of the building and enhancing adjoining property values; that there are absolutely no other business signs whatsoever on the entire premises identifying the restaurant other than this sign; that to the north the applicant owns the entire block, besides the 1½ story building hides the sign from the buildings on Spencer avenue; that to the west, the multiple dwellings were erected in 1950, 8 years after the restaurant and sign were in existence; that to the south, on Hillside avenue (173 ft. wide), there is a proposed underpass and across the street there are a supermarket and a diner; that to the east there are stores, a gas station and a funeral parlor; that these existing conditions indicate that the continuance of this sign should not affect any owner adversely; that it would be an extreme hardship to compel the owner to remove this business sign; and

WHEREAS, the applicant states that the present owner has held title to the property since February 10, 1942; that the assessed valuation of and is \$62,500 and of the building \$12,500 making a total of \$75,000; that the building was erected in 1941-2; and

WHEREAS, this matter was laid over for inspection by a committee of the Board; the committee has seen the site many times and understands that the sign was shown on approved plans although there is no mention of it in the certificate of occupancy; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e to permit the continuance of an existing ground sign for a term

of ten years from the date of this resolution on condition that no additional signs shall be constructed; that the sign as permitted herein shall be as shown on plans marked "Received January 17, 1956" 4 sheets; and that all permits shall be obtained and all work completed within six months from the date of this resolution and a certificate of occupancy shall be obtained.

67-56-BZ

APPLICANT—Angelo S. Mongiello, for Louis F.X. and Alfred E. Santangelo, owners.

SUBJECT—Application January 30, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—102 Madison street, south side, 262 ft. west of Market street, Block 276, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1½ height district; Madison street and Catherine street are in residence and retail use, C area, class 1½ height districts; Market street is in a retail use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 19, 1956 acting on Alt. Applic. 2086-55, reads:

"1. Parking and storage for more than five (5) motor vehicles in a Residence Use District is contrary to Article II Section 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. 11½ in. in depth, now vacant; that it is proposed to maintain proposed parking lot for more than five motor vehicles; and

WHEREAS, the applicant states that this property as of July 25, 1916 was zoned as a business district, 1½ height district and a B area district and that existing designation of residence district became effective on March 1, 1939; that there is no amendment for a zoning change contemplated by the City Planning Commission to subject premises; and

WHEREAS, the applicant states that Madison street is in a residence district and the existing non-conforming uses were erected when the zone was in business use; that there has been little or no erection of conforming use buildings within the affected area since March 1, 1939, thus maintaining this street in a business use category and proposed parking lot is entirely in keeping with the trend of this street use; that in block 277, lots 5, 6, 12, 15 and 19 are vacant; also block 276, lot 92; that parking lots exist in block 277, lots 8 and 9; that there are existing stores at the following premises: block 277, lots 2, 10, 11, 13, 14, 16, 17, 18 and 20; block 276, lots 28, 30, 31 to 37 inclusive, 39, 40, 41, 42, 45, 48 and 52; block 275, lot 27; block 274, lot 38; that the operation of the proposed parking lot will be controlled by attendant stationed across the street, block 277, lots 8 and 9, which is a legal parking lot under the same ownership; and

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WHEREAS, the applicant contends that the parking situation in this particular area is acute and this proposal will help to remedy this condition; that this property is in a residence use district and the erection of a conforming use structure would be impractical because of the existence of low cost housing developments in this area; that the revenue derived from a residence structure, if kept comparable with low cost housing, would not give the owner a fair return for his investment; and

WHEREAS, the applicant states that the present owner has held title to the property since September, 1955 and that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding area are familiar to the members of the Board, the Board having seen them on previous inspections; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, as indicated on plans filed with this application marked "Received January 30, 1956," 3 sheets, on condition that all buildings and uses shall be removed and the premises leveled substantially to the grade of the abutting streets, graded with steam cinders or clean gravel, treated with a binder and properly rolled; that on all lot lines where walls of adjoining buildings do not occur, there shall be erected a woven wire fence on the chain link type, not less than 5 ft. 6 in. in height, with no openings therein except one for exit and entrance, 10 ft. in width and with curb cut opposite of similar width; that such portable fire fighting equipment shall be maintained as the fire commissioner shall direct; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon; that signs shall be restricted to one sign attached to the fence near the entrance, not over 15 sq. ft. in area, advertising only the parking and storage use, the rates charged and such other information as may be required by the commissioner of licenses; that such sign shall not be illuminated and shall not extend beyond the building line; that the sidewalk and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

116-56-BZ

APPLICANT—Abraham N. Horowitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the construction and maintenance of a gasoline service station, lubricatorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham N. Horowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert.

Commissioner Keating and Deputy Chief Connolly ... 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; laid over to June 26, 1956, for inspection and decision, hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; Rowland street is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1956 acting on N.B. Applic. 163-56, reads:

"1. Proposed erection of a gasoline service station, auto washing, lubrication, office accessory sales and minor repairs with hand tools only on a lot in a Retail use district is contrary to Art. 2 Sec. 4-A of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 95.11 ft. frontage on Westchester avenue and 69.23 ft. on Rowland street, occupied as a used car lot, unbuilt upon; that it is proposed to develop the site with a modern gasoline service station, the proposed building to have face brick walls facing both streets; and

WHEREAS, the applicant states that the site is unbuilt upon and is occupied as a used car lot by the owner who also operates an auto showroom, garage and repair shop on the adjoining lot to the east in block 3974, lot 53; that the owner has operated his automotive business on this adjoining lot for approximately 20 years; that the owner proposes to develop the site with a modern gasoline service station; that the proposed building will have face brick walls facing both streets; that pumps will be installed only along the Westchester avenue frontage and only one curb cut will be installed on Rowland street; that this latter curb cut will be located near the intersection in compliance with section 7A of the zoning resolution; that an iron picket fence on a concrete base will be provided along the northerly half of the frontage along Rowland street and planting and shrubbery protected by a concrete curb will be provided along this fence; that the entire easterly lot line of the site abuts the blank brick wall of the adjoining garage and repair shop under the same ownership as the site; that along the north lot line there exists the blank brick side wall of an apartment house for a depth of about 27 ft. from Rowland street; that a woven wire fence will be provided for the small portion of the north lot line not occupied by the accessory building or by the lot line wall of the adjoining building; and

WHEREAS, the applicant contends that there is an elevated railroad along Westchester avenue in front of the site and all of the affected area along said avenue, which acts as a deterrent to development with a conforming use; that adjoining the site to the east is the showroom, garage and repair shop previously mentioned; that approximately 100 ft. to the east of the site on the north side of Westchester avenue is a one and two story powerhouse supplying electricity to the I.R.T. system in this area; that this powerhouse, Block 3974, lots 43 and 48, has a frontage of 145 ft. on Westchester avenue; that opposite the site across Westchester avenue, Block 3848, lots 26 and 18, is a cemetery burial ground used in conjunction with a church located at the easterly end of the area affected by this application; that to the west of the site along Westchester avenue there are a number of stores, many of which are used for industrial and wholesale purposes, such as cabinetmaking, warehousing and distributing; that there is no demand in this area for any additional retail stores as is evidenced by the type of occupancy in the stores already in existence; that another evidence of the unsuitability of the site for a conforming use is the fact that this property was undeveloped for many years and the former owner allowed the city to acquire it as a result of non-payment of taxes; that the present owner acquired the site from the city for use in conjunction with his auto sales agency next door; that since used car sales have fallen off sharply in recent years the site is no longer useful for the temporary purpose for which

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he purchased it, and the type of development proposed under this application seems to be the only feasible method of development that will yield an income to the owner and a tax return to the city; and

WHEREAS, the applicant states that the use zoning of the property was changed from business to retail on June 3, 1947 and the area zoning was changed from C to D on the same date; and

WHEREAS, the applicant states that the present owner has held title to the property since November 7, 1951 and that the assessed valuation of land is \$16,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received February 20, 1956", 4 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of Westchester Avenue and shall be constructed and arranged as indicated on such plans; that the accessory building shall be faced with face brick on all sides except the east and north where such walls may be of common brick and painted; as to the north elevation there shall be no windows or other openings in the rear of the accessory building; that there shall be erected on the street lot line to the west a masonry wall not less than 2 ft. in height with a steel picket fence thereon to a total height of 5 ft. 6 in. with suitable masonry terminating posts; that along the northerly lot line there shall be a woven wire fence of the chain link type where the opening of the adjoining court occurs; that on the easterly lot line the existing wall shall be painted except that the Packard sign may be retained; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Westchester Avenue; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that curb cuts shall be restricted to two curb cuts each 30 ft. in width to Westchester Avenue and one curb cut within the first 25 ft. of the intersection of Westchester Avenue and Rowland Street; that a planting area shall be maintained where shown along the wall of Rowland Street with suitable planting material and properly protected with a masonry curb not less than 8 in. in height and not less than 6 in. in width; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that under Section 7i for a similar term there may be minor repairing maintained solely within the accessory building; that such repairing shall be with hand tools only for adjustments only; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing Westchester Avenue and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to Westchester Avenue for a distance of not more than 4 ft. beyond the building line; that at the intersection there shall be a block of concrete extending for a distance of not less than 5 ft. along either building line and not less than 12 in. in height; that no curb cut shall be nearer than 5 ft. to a street building line as prolonged; that such porta-

ble fire-fighting appliance shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:55 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 26, 1956, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

454-25-SA

APPLICANT—Todd Shipyard Corp. Products Division, owner.

SUBJECT—Application for consideration—reopened March 20, 1956 as to amendment of resolution as to additional models and relocation of preheater—Todd Rotary Burner, Models A, B and C; previously approved.

APPEARANCES—

For Applicant: J. A. Flynn.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 454-25-SA

Subject: Amendment to resolution as to additional models and relocation of preheater.

Todd Shipyard Corp. Products Division requested by letter dated February 21, 1956 that the resolution adopted July 28, 1925 and amended November 8, 1933 under Cal. No. 454-25-SA be amended to include additional models of Todd Oil Burners. The application was reopened by a vote of the Board March 20, 1956.

Purpose

The oil burners are intended for firing low or high pressure boilers and for warm air furnaces in commercial or industrial plants.

Description

The burner unit consists primarily of an atomizer spinning cup, driven in conjunction with a fan, at 3500 RPM from a 3500 RPM electric motor (direct drive) or at 3500 RPM from a 1750 RPM electric motor (belt drive). Oil is drawn from the storage tank by an approved type remote pump, part of the oil is delivered into a cylindrical atomizing cup from which it is discharged centrifugally and part of the oil is returned to the fuel oil storage tank. The oil flows into and spreads over the inside length of the atomizing cup and reaching the end is thrown off at a right angle as a thin sheet of oil. Primary air delivered by the fan assists in the atomization of the oil and is uniformly directed at this thin sheet of oil breaking it down into finely atomized particles which is ignited by a gas-electric ignition assembly. Additional air, known as secondary air, is supplied as required directly underneath the fire by a standard secondary air door or through openings in the checkerwork floor by a special air door, the draft being created by the stack.

In event of ignition failure or flame extinguishment while there is a demand for heat, the safety combustion

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control operates to shut off the burner, which then cannot be started without manually operating the reset button on the control assembly.

The burner is provided with an Underwriter's Laboratories, Inc., listed momentary contact latch switch as manufactured by A. H. & H. As an alternate a four prong polarized plug of Underwriter's Laboratories, Inc., listing, either one wired in series with the magnetic oil valve circuit and burner motor circuit, the twist lock plug connector is mounted on the burner front plate so that the burner has to be closed in firing position to complete the circuit and contact is immediately broken should the burner be swung out of the furnace before the oil is shut off. An Asco or General Control Magnetic oil valve is installed in the oil supply line which provides a means of shutting off the oil to the burner when the circuit is broken.

All burner models are essentially the same design and differ only in the size of some of the parts and capacities as follows:

Model "A" has a capacity range between 2 gals. and 8 gals. per hr. and is equipped with a $\frac{1}{3}$ HP motor.

Model "B" has a capacity range between 6 gals. and 30 gals. per hr. and is equipped with a $\frac{1}{2}$ HP motor.

Model "C" has a capacity range between 10 gals. and 47 gals. per hr. and is equipped with a 1 HP motor.

Model "C-1" has a capacity range between 10 gals. and 62 gals. per hr. and is equipped with $1\frac{1}{2}$ HP motor.

Model "D" has a capacity range between 18 gals. and 103 gals. per hr. and is equipped with 4 HP motor.

Model "E" has a capacity range between 27 gals. and 156 gals. per hr. and is equipped with a 5 HP motor.

The types "RA" and "RAH" are equipped or provided with an Underwriter's Laboratories, Inc., listed Safety Combustion Control, such as Fireye Combustion Control System CCC-26-RJ-8 program control with 48-PT-1 flame scanner of Minneapolis-Honeywell R-178 protectorelay with Minneapolis-Honeywell C-7003 photocell or Minneapolis-Honeywell R-161-B protectorelay with Combustion Control Fireye F-18-T or Minneapolis-Honeywell stackswitch C-403 with Minneapolis-Honeywell protectorelay R-161-B.

In addition the Model RAH is equipped with Vulcan Electric Co. immersion heater element with a heater body or a Wells CAAQF electric heater element having an integral thermostat and contactor to control the supply of electric power and also prevent operation of the burner if the oil is not heated to a proper temperature.

Inspection

Details of the construction were examined by Asst. Engr. J. A. Darts Committee on Test. The appliances have been approved by the Underwriter's Laboratories under MP-539, Application 54-C-3562.

Recommendation

The Committee on Test recommends that the resolution adopted July 28, 1925 and amended November 8, 1933 under Cal. No. 454-25-SA be amended so as to include the Models A, B, C, D, C-1, E, RA & RAH when constructed as herein described on condition that the requirements of the resolution adopted July 28, 1925 and as amended March 8, 1933 under Cal. No. 454-25-SA be complied with.

(Sgd.) HARRIS J. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 28, 1925 and November 8, 1933 in accordance with the above report.

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened January 10, 1956 as to amendment as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR—re Kerrick, Kleaner, Models J and L; previously approved.

APPEARANCES—

For Applicant: William B. Summerville.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 561-38-SA

Subject: Amendment as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR.

The Clayton Manufacturing Company, requested by letter dated November 28, 1955 that the resolution adopted July 2, 1940 under Cal. No. 561-38-SA be amended so as to include the Clayton-Kerrick Steam Cleaner, Models C, LH and LHR. The application was reopened by a vote of the Board January 10, 1956.

Description

The request of the Clayton Mfg. Company indicated that early models L and J will now be superseded by the new models C, LH and LHR as part of their present line of industrial and automotive cleaners. As previously, the new models will burn #2 fuel oil or kerosene, will use electric pump operation to eject the hot cleaning solution under pressure and will be either portable or stationary. Burner design and operation is to be basically the same as in the models L and J.

Fuel tanks on models LH and LHR will have a capacity of 13.5 gallons as against 10 gallons on models L and J. The model C will be provided with a 6 gallon tank.

Recommendation

On the basis of the above, the Committee on Test recommends that the approval granted by the Board on July 2, 1940 under Cal. No. 561-38-SA for Kerrick-Kleaner, Models L and J be amended to include the new Clayton-Kerrick Cleaner, Models C, LH and LHR provided that the conditions set down in the original approval relative to installations in garages be complied with, namely to be installed "in fireproof boiler rooms or other fireproof rooms of garages when completely separated from the garage space by fireproof walls, with entrance to such room from the exterior of the building, with cleaning solution pipe line containing vapor solution only being permitted to pass into the garage and to be operated by remote control, the pipe to be sealed in the wall" and in addition that each installation in any building shall be in accordance with the provisions of Article 12 Administrative Building Code and the Oil Burner Rules of the Board, and further that each appliance will bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for voluntary installation under Cal. No. 561-38-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 2, 1940 in accordance with the above report.

800-39-SM—Vol. IV

APPLICANT—United States Gypsum Company, owner-manufacturer (Wm. Bainbridge, agent).

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SUBJECT—Application for consideration—reopened May 24, 1955 as to amendment to resolution as to additional acoustical plaster—re USG Red Top Cement Plaster, fibered, unfibered, extra fibered; USG Red Top #1 Moulding Plaster; USG Red Top Special Cement Plaster; USG Structo-Base Plaster, Structo-Gauge Plaster, Structo-Trowel Plaster (previously approved re USG Sabinite M, USG Sabinite Float Finish and USG Sabinite Trowel Finish, USG Structural Base Coat, USG Structural Gauging Plaster and USG Structocal Trowel Finish Plaster, USG Perfortable Savinite) previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 800-39-SM Vol. IV

Subject: Amendment to resolution as to additional acoustical plaster.

United States Gypsum Company, New York requested by letter dated May 2, 1955 that the resolution adopted November 17, 1942 and amended at various times through July 14, 1953 under Cal. No. 800-39-SM Vols. I, II, III and IV be amended so as to include the material known as Audicote, an acoustical plaster and Red Top No. 1, Moulding Plaster. The application was reopened by a vote of the Board May 24, 1955 under Cal. No. 800-39-SM Vol. IV.

Purpose

The plaster is applied as a finish coat plaster to interiors to absorb sound.

Description

Audicote is not setting material, hardens by drying and is composed basically by bentonite clay and perlite and may be applied over properly prepared gypsum plaster or portland cement-lime plaster basecoats, or direct to monolithic concrete.

Inspection and Test

Inspection of application was made by Asst. Engr. J. A. Darts Committee on Test and bond tests were conducted on the material and the average bond strength was 2½ lbs. per sq. inch. The material also met the requirements of C26-88.0 Administrative Building Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted November 17, 1942 and amended at various times through July 14, 1953 under Cal. No. 800-39-SM Vols. I, II, III, and IV be amended to include the material "Audicote" an acoustical plaster to be used as an incombustible finish coat plaster on condition that the requirements of the resolution adopted November 17, 1942 under Cal. No. 800-39-SM be complied with.

The Committee further recommends the approval of material known as "Red Top No. 1 Moulding Plaster" which inadvertently, was recommended for approval December 23, 1952 as Red Top No. 2 Moulding Plaster under Cal. No. 800-39-SM Vol. III.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of November 17, 1942 through July 14, 1953 in accordance with the above report.

160-47-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened January 31, 1956 as to amendment of resolution to include new model Dispensing Pumps—re Gilbert and Barker Gasoline Dispensing Pumps, Models M96ER, M96HG, M98HG and M101; previously approved.

APPEARANCES—

For Applicant: R. C. Beckman.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 160-47-SA

Subject: Amendment to resolution as to include new model Dispensing Pumps.

Gilbert and Barker Mfg. Company, Inc., requested by letter dated December 27, 1955 that the resolution adopted May 13, 1947 under Cal. No. 160-47-SA be amended so as to include their new model 96HG and 98HG gasoline dispensing pumps. The application was reopened by a vote of the Board January 31, 1956.

Description

The new model 96HG and 98HG gasoline dispensing pumps are similar to the previously approved M96HG and M98HG with the exception of a new type round air separator which replaces the square cast iron separator installed in the earlier models.

The new models are equipped with standard 1" hose, 10 ft, 10" in length; dispensing nozzle must be held open by the operator when in use.

Inspection and Test

These new models 96HG and 98HG were examined at the premises of the applicant by Asst. Engr. G. F. Sklenarik Committee on Test and representatives of the applicant. The units are approved by the Underwriter's Laboratories, File MH1941.

Recommendation

The Committee on Test recommends that the resolution adopted May 13, 1947 under Cal. No. 160-47-SA be amended so as to include the new models 96HG and 98HG on condition that the requirements of the resolution adopted May 13, 1947 under Cal. No. 160-47-SA be complied with; all electrical work to be in accordance with the Electrical Code of the City of New York.

(Sgd.) HARRIS J. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 13, 1947 in accordance with the above report.

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.

SUBJECT—Application for consideration—reopened July 6, 1955 as to amendment to resolution as to additional model Nu-Way Oil Burners—re Nu-Way Oil Burner, Models A-2, A-4, XL-2, XL-6, XL-12, XL-20 and XLO (Model XLO to be marked as Afco Oil Burner, Bard Oil Burner, Certified Oil Burner, Fire Power-O-Matic Oil Burner, Hall-Neal Victor Oil Burner, J & C Oil Burner, Poweroil Burner, Lesson Oil Burner, McDonald Oil Burner, Meyer Furnace Co., Oil Burner, Round Oak Co., Oil Burner, Rudy Oil Burner, Shephard Oil Burner, Silver Seal Oil Burner, Thatcher Oil Burner, Waterbury Oil Burner, Weil-McLain Oil Burner and Model A to be marketed as Fire Tender Oil Burner previously approved.

APPEARANCES—

For Applicant: Robert Neville.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 829-48-SA

Subject: Amendment to resolution as to additional model Nu-Way Oil Burners.

The Nu-Way Corporation, Rock Island, Illinois, requested by letter dated June 15, 1955, that the resolution adopted November 23, 1948 under Cal. No. 839-48-SA be amended so as to include additional models of Nu-Way Oil Burners. The application was reopened by a vote of the Board July 6, 1955.

Description

The requested models are similar to the models approved by the Board November 23, 1948. The only difference being in the firing range, ranging from 0.40 to 20.0 gallons of oil per hour. The new models have been approved by the Underwriter's Laboratories under Misc. Petroleum 216.

Recommendation

The Committee on Test recommends that the resolution adopted November 23, 1948 under Cal. No. 839-48-SA be amended so that the models recommended for approval, including those previously approved, are as follows: Nu-Way Oil Burner, Models A-2, A-4, XL-2, XL-6, XL-12, XL-20, XS-2, XS-4, XLO, F, CO-800, XL-1500, XL-2000, C, E, NLP, XLOP and XL-2000NF for use in New York City in domestic and commercial installations with fuel oil not heavier than No. 5 U. S. Department of Commerce Standard when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals. The Committee further recommends that Models A-2 and A-4 may be marketed under the trade name of "Fire Tender Oil Burner" and that Model XLO may be marketed under the following trade names: "Afco Oil Burner, Bard Oil Burner, Certified Oil Burner, Fire Power-O-Matic Oil Burner, Hall-Neal Victor Oil Burner, J & C Oil Burner and Power Oil Burner, Leeson Oil Burner, McDonald Oil Burner, Meyer Furnace Co., Oil Burner, Round Oak Co. Oil Burner, Rudy Oil Burner, Shephard Oil Burner, Silver Seal Oil Burner, Thatcher Oil Burner, Waterbury Oil Burner and Weil-McLain Nu-Way Oil Burner provided the burner bears a label permanently affixed reading: "Approved by the Board

of Standards and Appeals for use in New York City under Cal. No. 829-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 23, 1948 in accordance with the above report.

847-51-SA

APPLICANT—Carrier Corp., owner-manufacturer.

SUBJECT—Application for consideration—reopened December 6, 1955 as to amendment to resolution as to include Carrier Weathermaker, Model 38C2 and 38C4—re Carrier Weathermaker, Models 38B4, 38B6 and 38B8; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 847-51-SA

Subject: Amendment to resolution to include Carrier Weathermaker, Model 38C2 and 38C4.

The Thermodyne Corp., New York requested by letter dated November 15, 1955 that the resolution adopted March 29, 1955 under Cal. No. 847-51-SA be amended to include the Carrier Weathermaker, Models 38C2 and 38C4. The application was reopened by a vote of the Board December 6, 1955.

Description

The Carrier Weathermaker, Models 38C2 and 38C4 are similar to the Weathermaker, Models 38B4, 38B6 and 38B8 previously approved by the Board under Cal. No. 847-51-SA with the following differences noted.

The 38C models are assembled in a single frame steel housing for easier fabrication and installation.

The refrigerating systems in the new models have been rearranged and slightly redesigned so that the water cooled condenser is installed in a vertical rather than horizontal position. Its diameter has been reduced to 3 inches. The frangible disc used on the 38B models as a means of pressure relief has been replaced by a soft-soldered connection at the top of the condenser. The solder used for this purpose has a melting point of 350°F and is composed of 50% lead and 50% tin. This manner of pressure relief conforms to the standards of the Underwriter's Laboratories. Under service conditions pressure will relieve at about 250°F because of the effect of refrigerant pressure on the joint. This will conform to the requirements of Section C19-103.a.2 of the Administrative Code.

The Model 38C2 has a 2 hp. unit charged with 4 lbs. of F-12.

The Model 38C4 has a 3 hp. unit charged with 4 lbs. of F-22.

For winter operation the 38C2 and 38C4 models will be equipped with AGA approved gas burning equipment just as their counterpart 38B models but in addition the 38C models will also be designed to burn fuel oil instead of

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gas if so desired. The oil burner will be of the high pressure atomizing type approved by the Board under Cal. No. 234-54-SA.

In other respects the 38C models will be similar to the 38B models previously approved.

Inspection and Test

A sample of the model 38C Weathermaker was inspected by Asst. Engr. G. F. Sklenarik, Committee on Test at the premises of the Carleton-Stuart Corp., 237 West 54th Street. Also present were Wm. Linderman, Service Mgr. of the Thermodyne Corp. and A. Jakoby, Service Mgr. of the Carleton-Stuart Corp.

Recommendation

The Committee on Test recommends that the resolution adopted March 29, 1955 under Cal. No. 847-51-SA be amended so as to include Carrier Weathermaker, Models 38C2 and 38C4 as described, on condition that the requirements of the resolution adopted March 29, 1955 under Cal. No. 847-51-SA be complied with and in addition that the oil fired models also be installed in accordance with the Oil Burner Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 29, 1955 in accordance with the above report.

152-52-SA

APPLICANT—Eddy Valve Co., for James B. Clow and Sons, owner.

SUBJECT—Application February 18, 1952—re Clow Gasteam Radiators, 6 tube (unvented), sizes 31 and 22 inch and 6 tube (vented), sizes 38 and 32 inch, approval of.

APPEARANCES—

For Applicant: Robert Stuhlfauth.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 152-52-SA

Subject: Clow Gasteam Radiators—6 Tube, 38" and 32" Vented.

Eddy Valve Company, New York for James B. Clow and Sons, Chicago, Illinois filed February 18, 1952 an application with the Board of Standards and Appeals for approval of the Clow Gasteam Radiator, 6 Tube, 38" and 32" Vented, under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

A steam radiator heated by gas flame for the heating of rooms.

Description

The Clow Gasteam radiator is a complete steam heating unit designed to heat the room in which it is located. The steam is generated within the radiator. The water for making the steam is located in a water chamber in the lower part of the radiator section. Directly beneath the water

chamber is a gas burner. The gas flames are entirely enclosed by the lower part of the radiator sections. The heat from the gas flame boils the water and the steam rises in the radiator tubes where it condenses, giving up heat to the surrounding room air. The water from the condensed steam returns to the water chamber where it is again evaporated. No water pipe connections are required. The radiators require one pint of water per section at initial filling, by means of a filling cup or any water container with a spout. Thereafter, replacement of water which has escaped as vapor through the air valve is required.

The height of the gas flame is controlled by an automatic steam pressure regulator (Robert Shaw 2 ES Control). An automatic air vent permits air to leave the radiator as steam is generated but will not let steam escape. A steam pressure relieve valve (safety valve) relieves excessive steam pressure. A pilot lighter and safety pilot valve shuts off gas in case of flame failure. A thermostat can be provided if required. A base safety valve is provided. The appliance has been approved by the American Gas Association, Inc., for natural, manufactured and mixed gas Certificate #2-(625-2.0-3.0-5.0 & 7.0) .001 and 2-(62.5-16.0-18.0-20.0 & 22.0) .001.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts, Committee on Test at 1197 Broadway, Brooklyn, New York May 23, 1956. The appliance operated as designed and controls functioned as required.

Recommendation

On the basis of this inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of the Clow Gasteam Radiators 6 tube 32 inch and 6 tube 38 inch vented for use in New York City, when installed and operated in accordance with this report, and the requirements of C26-696.0 Administrative Building Code, provided each radiator bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 152-52-SA," that all ports and orifices shall be maintained for the type of gas used, and that sufficient ventilation to outer air be provided for any room in which this radiator is installed; and further this appliance shall not be used in garages or places with explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

708-52-SM

APPLICANT—Bethlehem Steel Company, Inc., owner.
SUBJECT—Application July 29, 1952—Bethlehem Steel Company High Strength Bolts.

APPEARANCES—

For Applicant: F. D. Kennedy and W. F. Kennedy.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE ON MAY 29, 1956—

Affirmative: Chairman Murdock 1
Negative: Commissioner Kleinert 1

THE VOTE ON JUNE 26, 1956—

Affirmative: Commissioner Keating and Deputy Chief Connolly 2
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 708-52-SM

Subject: Bethlehem Steel Company, High Strength Bolts.

Bethlehem Steel Company, New York, filed July 29, 1952 an application with the Board of Standards and Appeals for approval of the material known as the Bethlehem Steel Company High Strength Bolts under the provisions of C26-322.0, C26-368.0, C26-520.0 and C26-521.0 Administrative Building Code as amended by Local Laws 107, 108, 109 and 110 of 1955.

Purpose

The material is for fastening structural steel.

Description

The bolts, nuts and washers are manufactured in conformity with the requirements of the Specification of Quenched and Tempered Steel Bolts and Studs with Suitable Nuts and Hardened Steel Washers (ASTM A325). The bolts are identified by marking on the top of the head with three radial lines, with the letters BS and with an I beam between the two letters. The chemical composition of the bolts, nuts and washers is as follows:

Chemical Composition	Bolts	Nuts	Washers
			Carburized & Tempered
Carbon	0.30 Min.	0.25 Max.	
Manganese	0.30 Min.	1.00 Max.	
Phosphorus	0.048 Max. 0.13 Max.	0.048 Max. 0.048 Max.	
Sulfur	0.058 Max. 0.23 Max.	0.058 Max. 0.058 Max.	

Inspection and Test

The Bolts and nuts were tested in single and double shear plate assemblies September 20, 1954 at Lehigh University in the presence of Asst. Engr. J. A. Darts Committee on Test and J. J. Higgins; W. H. Jameson; J. L. Durkee and F. K. Kennedy representing the applicant.

1. Lap Joint—(2) $\frac{3}{8}$ " x 12" plates (A-7 Steel) (3) $\frac{3}{4}$ " diameter bolts.
2. Lap Joint—(2) $\frac{3}{8}$ " x 12" plates (A-7 Steel) (5) $\frac{3}{4}$ " diameter bolts.
3. Butt Joint—(2) $\frac{3}{8}$ " x 12" plates to (1) $\frac{3}{4}$ " x 12" plate (A-7 Steel) with (5) $\frac{3}{4}$ " diameter bolts.
4. Butt Joint—(2) $\frac{3}{8}$ " x 12" plate to (1) $\frac{3}{4}$ " x 12" plate (A-7 Steel) with (3) $\frac{3}{4}$ " diameter bolts.

Results of the tests were as follows:

1. 100,000 lbs. max. load—failed by shear in bolts.
2. 154,500 lbs. max. load—failed by shear in bolts.
3. 301,500 lbs. max. load—failed by shear in bolts.
4. 190,500 lbs. max. load—failed by shear in bolts.

Recommendation

On the basis of the inspection and test and the date filed by the applicant, the Committee on Test recommends the approval of the material known as Bethlehem Steel Company, High Strength Bolts for use in New York City under the provisions of C26-322.0, C26-368.0, C26-520.0 and C26-521.0 Administrative Building Code as amended by Local Laws 107, 108, 109 and 110 of 1955 on condition that all bolts, studs, nuts and washers shall comply with the requirements of ASTM-A325 and further that all containers or cartons in which the material is to be marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 708-52-SM," and further that each bolt shall be identified with the marking herein described.

The Committee further recommends that when the High Strength Bolts are used in construction the following conditions shall apply:

Torque shall be sufficient to provide an average stress on the bolt at least fifteen percent in excess of the minimum required bolt tension specified in subdivision d4 of Section C26-520.0.

The parts to be bolted shall be brought tightly together by sufficient high-strength bolts used as fitting-up bolts.

Bolts shall then be installed in the remaining holes and their nuts shall be made finger tight, which shall mean tightened firmly by hand or spud wrench only, without the use of torque or impact wrenches.

After the nuts have been made finger tight, each nut shall be given one complete turn to tighten the bolt.

The fitting-up bolts shall be then loosened and the nuts thereon shall be retightened finger tight. Each nut shall then be given one complete turn.

Bolts shall not be forced into holes. Holes out of alignment shall be drilled or reamed.

Impact wrenches shall be regulated so as to produce one turn of the nut on the bolts in place, in approximately ten seconds.

The tightness of the bolts may be tested by turning the nuts one-sixteenth of a turn tighter with a torque wrench and measuring the resulting torque. The torques on the nuts shall not be less than shown in column 4 of the following table for the size of the bolt.

Sufficient bolts shall be checked to determine whether the required tightness has been obtained.

Bolt Tension and Torque Values

1	2	3	4
Bolt Size Inches	Bolt Tension for Calibrating Wrenches Pound	Required Minimum Bolt Tension Pounds	Approx. Equiv. Torque for required Min. Bolt Tension Pound—Feet
$\frac{1}{2}$	12,500	10,850	90
$\frac{5}{8}$	20,000	17,250	180
$\frac{3}{4}$	29,000	25,600	320
$\frac{7}{8}$	37,000	32,400	470
1	49,000	42,500	710
$1\frac{1}{8}$	58,000	50,800	960
$1\frac{1}{4}$	74,000	64,500	1,350

Nuts may be tightened by calibrated wrenches in place of giving each nut one turn. In such case, wrenches shall be calibrated not less than once each day, by means of an approved calibrating and tension measuring device. The wrench shall be calibrated for the tension specified for the size of bolt in Column 2 of the table.

Where threads of bolts are injured, or the bolt is damaged in any way, the bolt shall be removed and replaced.

The installation of high-strength bolts shall be supervised by a licensed professional engineer or registered architect employed by the owner and acceptable of the Commissioner, to insure that high-strength bolts are installed according to the design and code requirements. Such acceptability shall not be unreasonably withheld. Upon the completion of the installation of the high-strength bolts, the licensed engineer or registered architect shall file a statement with the department, in a manner determined by the Commissioner, that the installation of the bolts was in accordance with the requirements of the Administrative Code and the design.

The licensed professional engineer or registered architect shall not be employed by nor receive compensation from any of the contractors engaged in the construction or alteration of the building.

The licensed professional engineer or registered architect or his representative shall be present at all times when high-strength bolts are installed. He shall observe whether the bolts are installed in compliance with the Administrative Code and this recommendation and wherever bolts do not conform to the code and he shall direct that such bolts be replaced or shall promptly report in writing such improperly installed bolts to the Borough Superintendent and the contractor.

Upon completion of the installation of the high-strength bolts, the licensed professional engineer or registered architect shall file a sworn statement in affidavit form, that the bolts were installed in accordance with the requirements of the Administrative Code and of this recommendation, unless

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the bolts were not so installed, in which case the Borough Superintendent shall be advised in writing of the manner in which the bolts were not properly installed.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

548-54-SM

APPLICANT—Scully Signal Co., owner.

SUBJECT—Application June 24, 1954—Ventalarm Signal Series C, (for installation on heavy oil tanks), approval of.

APPEARANCES—

For Applicant: John J. Callahan and Frank Scully.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 548-54-SM

Subject: Ventalarm Signal, Series C (for installation on heavy oil tanks).

The Scully Signal Company of Melrose, Mass., filed June 24, 1954 an application with the Board of Standards and Appeals for approval of their Ventalarm Signal, Series C for installation on heavy oil tanks for voluntary use in New York City under the provisions of the Oil Burner Rules of the Board.

Purpose

A whistle signal to indicate when a fuel oil storage tank has been filled.

Description

The Scully Ventalarm Signal, Series C for heavy oil, consists of a three piece assembly; a whistle signal, an intrusion which is a length of $\frac{3}{4}$ " pipe that may be installed in a tank opening by means of a suitable fitting and a pressure vent cap which incorporates a brass disc weight that covers the vent opening in a weatherproof hood.

The signal sound is created at the end of the signal vent line. A separate $\frac{3}{4}$ " pipe line is installed from the tank to outdoors for this purpose. It terminates near the filling point so that the signal would be audible to the tank truck operator at that point.

The depth to which the intrusion pipe extends down into the tank determines the cut-off point at which the sound signal would cease to operate indicating the filling of the tank to that level. This is generally established at 5% of full capacity.

The pressure vent cap is installed at the termination of the vertical run of the main vent line. The relief feature assures that the initial venting vapors exit through the intrusion and whistle. On sealing of the intrusion by rising liquid level or whenever the rate of fill causes the pressure in the tank to exceed 4 ounces per square inch, the brass disc lifts and venting takes place through the pressure vent cap. The cap is designed for a 2" vent pipe.

Inspection and Test

All data submitted and a sample Ventalarm were examined at the offices of this Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the Ventalarm Signal, Series C for voluntary use in New York City under the provisions of the Oil Burner Rules of the Board and when installed in accordance with this report provided each device will bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 548-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

618-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Gas-Oil Burner, Type RCF, approval of.

APPEARANCES—

For Applicant: Bradley T. Sheridan.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 618-54-SM

Subject: Iron Fireman Type RCF Gas Oil Burners.

The Iron Fireman Manufacturing Company of Cleveland, Ohio, filed July 12, 1954 an application with the Board of Standards and Appeals for approval of the Iron Fireman Type RCF Gas Oil Burners under the provisions of C26-, Article 12 Administrative Building Code, C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

The Iron Fireman Type RCF combination gas-oil burners are completely packaged burner units for automatic firing or either gas or fuel oil.

Description

They consist essentially of multiple jet ring type gas burner and horizontal rotary cup type oil burner, concentrically mounted in a refractory combustion throat with plenum chamber, forced draft fan, air flow safety switch, gas electric pilot, electronic safety combustion controls, burner operating controls, piping and wiring, factory assembled on a structural steel support.

Proper air fuel ratio is maintained for either fuel at all firing rates through modulating range of five to one input ratio by positive displacement oil control and butterfly gas valve linked to air volume controls. Burners start at low fire position only.

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Interlocking controls make it impossible to fire both fuels simultaneously. The type of fuel burned is changed by manual operation of a transfer switch.

Two types of automatic control systems are used. "M" models require manual closing of a switch to start. These are principally used in power plants where starting by an attendant is desired. "A" models are automatically started by a thermostat or similar control. These are principally used in heating plants. Model numbers ending in "H" are for use with heavy fuel oil such as commercial Standard No. 6 which required heating. Models not ending in "H" do not have electric oil heaters and oil thermostats and are used for No. 5 and lighter oils which do not require heating.

All models are equipped with integral electronic combustion controls, factory mounted, wired and tested.

Gas controls include U.L. listed modulating valve, gas pressure regulator, automatic shut-off valve and manual shut-off valve of the lubricated plug valve type. These burners are made in eight capacities.

Inspection and Test

The appliance was inspected and tested at 356 Fourth Avenue, Brooklyn and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and a representative of the applicant. The appliance has been listed by the Underwriter's Laboratories Inc., reference No. MP-810, Application No. 53C1343 and 53C1344.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Iron Fireman Type RCF Gas Oil Burners, for use in New York City in residential, industrial or commercial installation when installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code and the Oil Burner Rules of the Board, provided each gas oil burner bear a label permanently affixed as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 618-54-SM." The Committee further recommends that this appliance shall not be installed in garages or places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces.

APPEARANCES—

For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly ... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 196-55-SA

Subject: Ingersoll Suspended Oil-fired Warm Air Furnaces.

Ingersoll Conditioned Air Division of Borg-Warner Corp., owner-manufacturer filed March 7, 1955 an application with the Board of Standards and Appeals for approval of the Ingersoll Suspended Oil-fired Warm Air Furnaces under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board.

Purpose

An oil fired suspended warm air furnace for domestic and/or commercial installation.

Description

This is a suspended oil fired furnace. These furnaces are built with a 22 gauge casing and a 14 gauge heat exchanger having a 12 gauge head. The combustion chamber is precast refractory shipped in position in the furnace. The fan and limit control is a Crise FAL-10A or FAL-40. The primary oil burner controls are either Mercoid or Minneapolis-Honeywell controls. All models are fired with an approved (Williams-Oil-O-Matic) burner. The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or undue carbon deposits. With the oil cut off the controls functioned in 50 seconds, with a stack temperature of 485° and CO₂ content of the flue gases was 10%.

The burner has been listed by the Underwriter's Laboratories Guide #160E2, File No. MP2228-B.

Inspection and Test

The furnace was inspected and tested at 6908 38th Avenue, Woodside and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Stephen Dowling representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Ingersoll Suspended Oil Fired Warm Air Furnace for use in New York City in domestic and commercial installations with fuel oil not heavier than #2 U. S. Department of Commerce Standards when installed and operated in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided the furnace bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 196-55-SA." The Committee further recommends that the furnace may be marketed by the Eureka Williams Company under the trade name of Eureka Williams, Model 80-A and 100-A. The Committee further recommends that these units shall not be installed in garages or places of explosive atmosphere.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

307-55-SM

APPLICANT—Wade Manufacturing Co., owner (Agnew and Tomlinson, Agents).

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SUBJECT—Application April 11, 1955—Wade "Carrier Fittings" for Wall Hung Closet Bowls, Models W-310, W-320, W-330, W-340, W-350 and W-360, approval of.

APPEARANCES—

For Applicant: Peter R. Agnew.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 307-55-SM

Subject: Wade Carrier Fitting for Wall Hung Closet Bowls, Models W-310, W-320, W-330, W-340, W-350 and W-360.

Agnew and Tomlinson for Wade Manufacturing Company, Illinois filed April 11, 1955 an application with the Board of Standards and Appeals for approval of the Wade Carrier Fitting for Wall Hung Closet Bowls, Models W-310, W-320, W-330, W-340, W-350 and W-360 under the provisions of C26-1240.0 Administrative Building Code.

Purpose

The fitting is designed to support wall hung closets and make connection with the soil lines.

Description

The fitting is of extra heavy cast iron construction for use in permanent type construction where it is essential to support the fixture independent of the wall to prevent damage to the wall. The basic fitting has an integral 2" vent hub and has ends for either drainage screw threads or hub and spigot soil pipe connections. The face of the fitting includes an elongated opening which faces the closet fixture and allows for vertical adjustment in the mounting of the fixture to compensate for pitch requirements. There is also a gasket recess which prevents the gasket from slipping out of place during the installation process. Two slots for T bolts are cast integral to accomplish the securing of the gasket plate.

A carrier of heavy cast iron is provided for either below-out or siphon jet fixture with four holes for securing to basic fitting and with stud and T bolt tapping fixture studs. The outlet tapping is threaded for 4" pipe. This face plate has a vertical adjustment of 4" with respect to the basic fitting due to the vertical elongated slot in the basic fitting. The adjustable sleeve is 4" pipe size and has a horizontal of 1 1/4". The sleeve is finally secured and seated by means of packing and lock nut. The gasket to seat the carrier plate against the fitting is a replaceable, precast, integrally poured lead seal gasket of a diamond cross section.

Inspection and Test

A standard fitting was mounted and strapped to a heavy concrete base with soil and closet connections plugged and with bushed to accommodate a 1 1/2" pipe extending vertically 3 ft. Closet studs were inserted into the face plates and extended horizontally with a 200 lb. weight concentrated 5'-0" from the face plate to simulate a fixture installation under extreme conditions of overhang.

The 200 lbs. weight was applied constantly for a two month period. Vibrations and strains were applied to further simulate extreme conditions. The 1 1/2" vent pipe was filled with water and a pressure of 18 psi was applied during the two month period. Thus, a constant pressure against plumbing drainage portion of the structure, particularly the seal formed by the lead gasket, between the face plate and the face of the basic fitting while under load was maintained.

The fitting and structure withstood the above test without failure in any element of the device, the lead gasket showing no signs of compression or flow of the lead which might eventually be the cause of leakage.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Wade Carrier Fitting, Models W-310, W-320, W-330, W-340, W-350 and W-360 for use in New York City when installed as herein described and in accordance with the requirements of C-26-1240.0 Administrative Building Code and that each face plate have a foot bearing on and directly secured to the floor to give positive restraint against further movement vertically downward after final adjustment for height, provided each device bears a label or tag reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 307-55-SM." This approval does not include the spud connection to the water closet bowl which must meet New York City Code requirements.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

859-55-SA

APPLICANT—Thermobloc Division of Prat-Daniel Corp., owner.

SUBJECT—Application October 18, 1955—Overhead Panel-bloc Gas-fired Infra-Red Radiant Heater, Models CR-63, CR-63B, CR-63BA, CR-125, CR-125B and CR-125BA, approval of.

APPEARANCES—

-For Applicant: Francis C. Hayes.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: 859-55-SA

Subject: Overhead Panelbloc Gas-fired Infra-Red Radiant Heater, Models CR-63, CR-63B, CR-62BA, CR-125, CR-125B and CR-125BA.

The Thermobloc Division, Prat-Daniel Corp., filed October 18, 1955 an application with the Board of Standards and Appeals for approval of the Overhead Panelbloc Gas-fired Infra-Red Radiant Heater, Models CR-63, CR-63B, CR-63BA, CR-125, CR-125B and CR-125BA under the provisions of Article 12, Chapter 26 Administrative Code.

Purpose

Suspended type gas-fired radiant heaters for commercial or industrial use.

Description

The Overhead Panelbloc heater is a self contained gas fired unit completely factory assembled and flame tested prior to shipment.

It is designed for overhead operation in the space to be heated.

Each heater is equipped with a heat exchanger extending above the gas burners, arranged with a combustion chamber to accommodate the gas flames, communicating with a passageway through which the gases of combustion can travel

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upwardly under natural draft conditions to a stack or flue connection to the outside. The heat exchanger is arranged to keep gases of combustion from entering the space being heated.

All surfaces of the heat exchanger and combustion chamber, both inside and outside, are coated with a high heat resisting and corrosion resisting type vitreous enamel fused to the metal at a temperature of about 1600°F.

A combination back draft diverter and flue gas outlet is provided at the top of the heat exchanger on each heater.

The combustion chamber portion of the heat exchanger is provided with inspection windows for observing the gas flames and an access door that may be opened for lighting the pilot light.

The outer surfaces of the heat exchanger are surrounded with a series of curved reflectors that deflect the radiant heat given off by the heat exchanger in a downward direction spreading outwardly. The reflecting surface of the deflectors in a smooth, bright non-corrosive metal (aluminum) and the top or non-reflecting surface of the reflectors is coated with a flat, black heat-absorbing coating.

No fans or blowers are used for heat circulation.

The gas burners used are a cast iron, drilled port, atmospheric type having primary combustion air inspirator, fixed gas inlet orifice and primary air adjustment. The burners are provided with secondary combustion air deflectors and are surrounded with a shielded secondary combustion air intake cover.

Each heater is equipped with an AGA approved thermo-electric generating type automatic gas pilot and a magnetic diaphragm gas shut off valve, arranged so that gas supply to burners will shut-off automatically in case pilot light shall become extinguished. The operating current is generated by means of a thermo-couple placed at the pilot flame. Shut-off is accomplished in approximately 45 seconds after flame failure of pilot.

The heater may be turned on or off by means of a manual switch or a thermostat switch actuating the thermo-electric supply to the magnetic gas shut-off valve. A separate electric power source is not required unless remote control is desired.

Each heater is equipped with a gas pressure regulator installed in the line near the magnetic control valve which is set at 4" water column pressure for natural, manufactured or mixed gas; at 11" water column pressure for liquefied petroleum gas.

Gas is supplied to the heater through a standard gas cock and a 3/4" gas pipe line. A separate line (tubing) taken off the 3/4" line supplied gas to the pilot light. The pilot line has its own manual shut-off. Pilot is ignited manually.

The Model CR-63 is designed for natural, manufactured or mixed gases and has an input rating of 62,500 BTU per hr.

The Model CR-63B is designed for Liquefied Petroleum Gas and has an input rating of 57,500 BTU per hr.

The Model CR-63BA is designed for Liquefied Petroleum Gas and air mixtures and has an input rating of 57,500 BTU per hr.

The Model CR-125 a larger version of the CR-63 is designed for natural manufactured or mixed gases and has an input rating of 125,000 BTU per hr.

The Model CR-125B is designed for Liquefied Petroleum Gas and has an input rating of 115,000 BTU per hr.

The Model CR-125BA is designed for Liquefied Petroleum Gas and air mixtures and has an input rating of 115,000 BTU per hr.

The "B" and "BA" models, because they are designed to burn Liquefied Petroleum Gas which is heavier than air as contrasted to natural, manufactured or mixed gas which is lighter than air, are provided with complete automatic shut-off in case of flame failure of the pilot, cutting off the gas supply to both pilot and burners.

Inspection and Test

A model CR-63 was examined and tested at the premises of the Consolidated Edison Company, Flushing, Queens.

Present at the test were Asst. Engr. G. F. Sklenarik, Committee on Test and F. C. Hayes and W. H. Engels of the Prat-Daniel Corporation.

The appliance operated as designed and the controls function as described. All models submitted for approval are AGA approved.

Recommendations

On the basis of the test and the data submitted, the Committee on Test recommends the approval of the Overhead Panelbloc Gas-fired Infra-Red Radiant Heaters, Models CR-63, CR-63B, CR-63BA, CR-125, CR-125B and CR-125BA for voluntary use in New York City for commercial or industrial installations other than in garages or places of explosive atmospheres as these gas heaters are not provided with flashback screen protection around the combustion air intake openings; all installations to comply with Article 12 Administrative Building Code and each appliance to bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 859-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

969-55-SM

APPLICANT—Lawrence Lavagetto, for Queens Tank and Boiler Corp., owner.

SUBJECT—Application November 29, 1955—Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage Tank, (with sump), approval of.

APPEARANCES—

For Applicant: Aldrich Peralta.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connelly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 969-55-SM

Subject: Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage Tank with Sump.

Lawrence Lavagetto, Pres., Queens Tank and Boiler Corp., filed November 29, 1955 an application with the Board of Standards and Appeals for approval of the Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage Tank and Sump under the provisions of the Oil Burner Rules of the Board.

Purpose

A 275 gallon storage tank with a double bottom for draining of water from the oil.

Description

The tank is obround of welded construction using number 10 gauge (.134) commercial grade hot rolled steel with a lateral weld with a minimum of 1 inch lap. The heads are dished offset with 1 1/2" flange. The tank dimensions are 63" long 44" height and 26" wide. The tanks are

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provided with four 2" steel forged threaded flanges to receive 2" pipe connected and 3/4" coupling for gravity discharged at base.

The tanks weighed approximately 375 lbs. without lugs or 2" flanges.

The tanks will have welded to it a double bottom so designed that starting from 0 inch at rear of tank (opposite the 3/4" outlet) it will slope down to 3 1/8" at the front end, with a pitch of 5/8" to the foot sufficient to allow water to drain to the lowest point where a 1" opening permits drainage.

There are two one inch holes at the bottom of the tank, one at each end of the tank allowing water to flow into double bottom or sump.

The material of sump is 3/8" commercial grade hot rolled steel plate except the head which is 1/4" hot rolled steel plate.

The head will set back 1/4" allowing for full fillet weld. The double bottom is welded to the bottom of the tank employing full fillet welds.

The weight will be approximately 75 lbs.

Inspection and Test

A sample tank was inspected and tested at the plant of the Queens Tank and Boiler work, 126-42 37th Avenue, Corona, L. I., New York.

The tank was subjected to a hydrostatic test of 100 lbs. per sq. in. and found to sustain the test without deformation or leaking. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and representatives of the applicant.

The tank successfully met the Rule 10-3 of the Oil Burner Rules, details of construction, workmanship and the protection of steel were found to comply with the Rules of the Board.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Queens Tank and Boiler Corp., 275 gallon fuel Oil Storage Tank with Sump for use in New York City when constructed and installed in accordance with the report and the requirements of the Oil Burner Rules provided each tank bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 969-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

232-56-SM

APPLICANT—Certified Industrial Products, Inc., owner.
SUBJECT—Application March 14, 1956—All-Weather Crete Insulation, approval of.

APPEARANCES—

For Applicant: Dominic De Blasi.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 232-56-SM

Subject: All Weather Crete Insulation.

Certified Industrial Products, Inc., Hillside, New Jersey filed March 14, 1956 an application with the Board of Standards and Appeals for approval of the material known as All-Weather Crete Insulation under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is to be used as an insulating fill on roof construction.

Description

The material is a hot applied monolithic light weight insulation and is composed of a thermo-plastic and perlite which forms a lightweight insulating concrete fill. The material has a "K" factor of .44 at 18 lbs. per cu. ft. and .46 at 23.31 lbs. per cu. ft. The density of the material varies from 15 to 24 lbs. per cu. ft. depending on its use and has a compressive strength of 10 lbs. per sq. ft.

Inspection and Test

Samples of the material were inspected by Asst. Engr. J. A. Darts Committee on Test and it was noted that the surface carbonizes on the application of flame.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as All Weather Crete Insulation for voluntary use in New York City as an insulating fill over a structural roof. The Committee further recommends that this material in no way shall be considered to be a structural material and that when applied to a structural roof it shall be covered with an approved roof covering and that all plans submitted to the Department of Buildings showing the proposed use of this material as an insulating roof fill shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 232-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

678-45-SM

APPLICANT—Paramount Tank & Steel Products Corp., owner.

SUBJECT—Application for consideration—reopening as for report as to change of name of owner-manufacturer—re Klaff and Sons, 275 Gallon Fuel Oil Tank Obround with Flanged and Dished Heads; previously approved.

APPEARANCES—

For Applicant: Sheppard Klaff.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

101-49-SM

APPLICANT—Plasticrete Corp., owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional size blocks—re Plasticrete

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Lightweight Cinder Bloc and Colored Cinder Bloc; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

348-52-SA

APPLICANT—Surface Combustion Corp., owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional models—re Janitrol Conversion Burner (gas-fired) Series JFW-05, JD-05, JF-05 and JDW-05; previously approved.

APPEARANCES—

For Applicant: Frederick T. Head.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

918-53-SM

APPLICANT—Joseph Platzker, for Flexible Tubing Corp., owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional use of flexible—re Thermaflex—A and B, Models FT-712 and FT-713; previously approved.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

13-54-SA

APPLICANT—Special Equipment Corporation, owner.

SUBJECT—Application for consideration—reopening as for report as to change of ownership—re Thermo-Spray SPC-4 with Air Heater Type GL-3 (for preheating lacquers, paints, etc.); previously approved.

APPEARANCES—

For Applicant: H. G. Knaf.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

288-55-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application for consideration—rescind reopening of May 1, 1956—re Tokheim Gasoline Dispensing Pumps, Models 300 and 305 and National Gasoline Dispensing Pumps, Models 360; previously approved.

APPEARANCES—

For Applicant: A. P. Lapsansky.

ACTION OF BOARD—Reopening of May 1, 1956, rescinded.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

876-55-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application October 25, 1955—Gilbarco Submerged Turbine Pump, Model STP, approval of.

APPEARANCES—

For Applicant: R. C. Beckman.

ACTION OF BOARD—Laid over to July 3, 1956, at 2 P. M., for further study and consideration by the Board.

603-38-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Leibo Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—547-571 Watkins street and 233-243 Lott avenue, northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 20, 1955, on Alt. App. 1905/55 reads:

"1. The proposed extension of a business use into the vacant portion of a frame building is contrary to 4.2.1 of the Administrative Code.

Note: These premises were the subject of a conditional variance by the Board of Standards and Appeals Cal. No. 603/38/A.

"2. Provide for the second floor of Building "A" a second means of egress complying with the provisions of Sec. 271 of the Labor Law.

"3. Provide from the second and third floors of Bldg. "B" a primary enclosed stairway leading directly to street complying with the provisions of Section 271 of Labor Law.

"4. Provide for Building "C" on the second floor, occupied for storage of pickles, an additional means of egress complying with Section 271 of Labor Law.

"5. (a) In Building "C" storage of rags on the second floor. The Fire escape used as a second means is not provided with a counter-balanced stair leading to street as per Sec. 271 of Labor Law.

(b) The first floor is required to have two exits as per Sec. 271 of Labor Law. (The portion used for storage and baling of rags.)

"6. The exits from Building "D" which are required to comply with Sec. 270 of the Labor Law are not in conformance therewith, in that: A 3'-8" stairway properly enclosed in one hour partitions and leading directly to street and roof is not provided for mezzanine which is over 2500 sq. ft. in area and exceeds 50% of the floor below.

and

WHEREAS, the applicant states the building is one, two and three stories, 21 ft. 3 in. 27 ft. 4 in. and 34 ft. 4 in. in height; 220 ft. front by 100 ft. in depth of class 3 and 4 construction, erected 1904 and 1921, on a lot 220 ft. front by 100 ft. in depth in a manufacturing use, B area, class one height district and used and occupied since 1935 as follows: 1st floor—pickle works, storage and baling of rags, storage of reclaimed clothing, 18 persons; 2nd floor—storage of pickles, loading and storage of rags, storage of re-

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claimed clothing and sorting and baling of reclaimed clothing, 5 persons; 3rd floor—storage of reclaimed clothing no persons; no change in use or occupancy is proposed. The building is provided with a one-source sprinkler system; there are six interior stairs, 2 ft. 4 in. to 3 ft. 8 in. in width, of wood construction, enclosed in partitions of wood and in fire retarded partitions equipped with fireproof self-closing doors, 3 of the stairs lead direct to street and one leads to roof bulkhead; there are two fire escapes at the front, extending to street by stair and by ladder; window and door openings on the course of the fire escape are fireproof selfclosing; and

WHEREAS, Violation No. 944/55 was issued by the Borough Superintendent March 3, 1955 for occupying entire premises on first, second and third floors for the sorting of second hand clothing and baling contrary to Certificate of Occupancy #100127 which permits the first floor to be used as a pickle works and baling and storage and sorting of rags pursuant to resolution adopted by the Board under Cal. No. 603-38-A, February 28, 1939 and that all portions of the premises were not equipped with adequate exits as required by the resolution of the Board; and

WHEREAS, Certificate of Occupancy #100127 issued February 21, 1941 against Alt. App. 6185/40 pursuant to resolution adopted by the Board February 28, 1939 under Cal. No. 603-38-A permits the following use and occupancy: 1st floor—pickle works and baling and storage of rags, 12 persons; 2nd floor—pickle storage and storage and sorting of rags, no persons; and

WHEREAS, the occupant was convicted and fined in Municipal Term, Magistrates' Court, October 4, 1954, on a charge of violating the Administrative Code; and

WHEREAS, the applicant states that the premises are developed with four buildings of class 3 and class 4 construction as follows:

Building "A" is two stories in height of class 4 construction, 50 ft. front by 61 ft. in depth, erected under N.B. App. 1580/1904 for use as "millwork"; No certificate of occupancy was ever issued for this building; Building "B" is 3 stories in height of class 3 construction having a frontage of 39 ft. and an irregular depth of 59 ft. was erected under N.B. App. 160/1906 for use as follows: 1st floor—engine and boiler room; 2nd floor—storage and drying of lumber; 3rd floor—storage and drying of lumber. No certificate of occupancy was issued for this building. Building "C" is two stories, class 4 construction, 100 ft. front and 100 ft. in depth, erected under Alt. App. 7541/1911, for use as "carpentry and Millwork". No certificate of occupancy has been issued for this building; Building "D" is one story and mezzanine, class 3 construction, 70 ft. front by 100 ft. in depth erected under N.B. App. 4354/1921 for use as "storage of lumber". Certificate of Occupancy #25681 was issued for that use. That all of the buildings were altered under App. No. 6185/40 and resolution adopted by the Board under Cal. No. 603-38-A and the uses were changed as follows: Building A, vacant; Building B, Vacant; Building C and D, 1st floor—pickle works and baling and storage of rags; 2nd floor—pickle works and storage and sorting of rags; and Certificate of Occupancy #100127 was issued for these uses; and

WHEREAS, the applicant states that the one-source dry pipe sprinkler throughout Buildings A, B and C was installed under Misc. App. 563/51; that the entire premises now being used and occupied as follows: 1st floor—pickle works, storage and baling of rags, storage and sorting of reclaimed clothes; 2nd floor—storage of pickles, storage and sorting of rags, storage of reclaimed clothes, sorting and baling of reclaimed clothes; 3rd floor—storage of reclaimed clothes; and

WHEREAS, the applicant states that a variance is requested so as to permit the continuance of the existing uses; and

WHEREAS, the applicant contends as to Objection One, issued by the Borough Superintendent relating to the extension of the business use into the frame constructed Building A that this will not create any greater hazard than now exists as Building C of frame construction now has a legal use of pickle works and baling and storage of rags; that

the extension of the business use into Building B, which is of class 3 construction is permissible; that Buildings A, B and C are sprinklered throughout; that Building C is provided with a central office alarm box and an alarm bell with ADT telegraph control box; and

WHEREAS, the applicant contends as to objection 2, that Building A is now provided on the second floor with one 3 ft. 8 in. wood stairs which it is proposed to enclose in fire retarded material and lead direct to the street; that as a second means of egress there is a horizontal exit to the masonry wall and a 4 ft. 8 in. fireproof self-closing door leading to Building B, thence to a fire escape with an iron drop ladder to the street; that inasmuch as there are only two employees on this floor it is felt that the exits are adequate; and

WHEREAS, the applicant contends as to Objection 3 issued by the Borough Superintendent that Building B is now provided with on the third floor with a 3 ft. 8 in. wide open wood stair leading to the second floor, thence to a fire escape with an iron ladder to the street, that the second floor has additional egress through a horizontal exit to Building A and is provided with a 3 ft. wide 60° fire escape leading direct to the street by a drop ladder from the second floor; that this building is of class 3 construction and as the third floor does not have any permanent occupancy and is used only for storage on all floors, it is deemed that the exits are adequate; and

Whereas, the applicant contends as to objection 4 issued by the Borough Superintendent; that the portion of Building C occupied by the pickle works on the second floor, used for the storage of pickles, is now provided with a 3 ft. 8 in. wide wood stairs which it is proposed to enclose in fire retarded material and lead directly to the street; that it is further provided with a 3 ft. 8 in. wide horizontal exit leading through Building D and thence to the street; that inasmuch as there are no permanent occupants and the area is used only for storage in this section, the exits are therefore deemed to be adequate; and

WHEREAS, the applicant states that Objection 5(a) issued by the Borough Superintendent will be complied with by the erection of a new Labor Law fire escape with counter-balanced stair to the street; and

WHEREAS, the applicant contends as to Objection 5(b) issued by the Borough Superintendent that the portion of the first floor in Building C used for the storage and baling of rags will be provided with two 3 ft. by 7 ft. exit doors leading directly to the street; that inasmuch as there are only two occupants in this portion these exits are deemed to be adequate; and

WHEREAS, the applicant contends as to Objection 6 issued by the Borough Superintendent that the mezzanine in building D is provided with a 2 ft. 4 in. wide wood stair from the locker room, enclosed in a wood partition leading to the first floor and thence to the street, that it is also proposed to provide a new 3 ft. 8 in. steel stair at the rear from the mezzanine to the first floor and thence to the street; and it is also proposed to provide a horizontal exit to that portion of the second floor of Building C now used by the pickle works for the storage of pickles, with egress from there through a 3 ft. 8 in. wide wood stair which will be fire retarded and lead direct to the street; that as there are no permanent occupants on the mezzanine of Building D it is deemed that these exits will be adequate; and

WHEREAS, the applicant contends that in view of the facts stated and as the use proposed is permitted in a manufacturing use district the extension of the now legal use in Buildings C and D to Building A and B does not create any greater hazard as Buildings A, B and C are completely sprinklered throughout; and

WHEREAS, under Cal. No. 596-28-A the Board, on January 8, 1929, modified Item 1 of Order No. 30574-F issued by the Fire Commissioner to the then occupant, the Eastern Wood Working Company, to install a standpipe system on condition that the building be not extended in height or area; that it shall be equipped with a supervisory watchman service provided with central office connection; that there

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shall be distributed throughout the premises such auxilliary fire-fighting appliances as shall be directed by the Fire Commissioner; and granted so long as conditions otherwise remain substantially unchanged; and

WHEREAS, the Board under Cal. No. 603-38-A, Vol. I on July 22, 1938, modified Order No. 546 LF, issued by the Fire Commissioner requiring the installation of an automatic sprinkler system throughout the building so long as the one-story brick building to the north is operated by a pickle manufacturer and so long as the masonry dividing wall has all openings protected with fireproof self-closing Underwriters Fire Doors and modifying as to the requirements for the 3 story building on Lott Avenue so long as this portion of the building remains vacant and is not connected with any other part of the building, and on the condition that the balance of the building be protected with a sprinkler system which may be a dry pipe system having one-source of supply and granted so long as the building is used for the sorting of rags and for junk or any other occupancy deemed equally hazardous by the Fire Commissioner; and

WHEREAS, the Board under Cal. No. 603-38-A, Vol. I on February 28, 1939, modified the resolution previously adopted on July 22, 1938 by providing that the sprinkler system need not be installed on condition that the portion of the building formerly occupied by a dealer in junk is entirely vacant; and that the conditions are maintained as set forth in a letter from the Fire Department dated February 23, 1939, and on the further condition that any opening between the portion of the building occupied for the sorting of rags and any other space to either side shall be blocked up with approved masonry; and

WHEREAS, under date of March 22, 1949, under Cal. No. 603-38-A, Vol. II, the Board denied an appeal from Order No. 19751-LF, issued by the Fire Commissioner May 1, 1947, requiring a separate and distinct system of automatic sprinklers through the building and stated in its opinion that the requirements of the resolution adopted July 22, 1938, should be complied with and the amended resolution adopted February 28, 1939, considered as having no effect in view of the fact that the building at the corner, formerly occupied by a dealer in junk, was then occupied by a dealer in second hand clothing and the resolution adopted by the Board on July 22, 1938 had not been complied with in other respects; and

WHEREAS, this appeal was reopened by a vote of the Board December 6, 1955, as Vol. III to consider the decision of the Borough Superintendent dated October 20, 1955 on Alt. App. 1905/55 as cited above; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1905/55, Objections 1, 2, 3, 4, 5 and 6, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

226-45-A

APPLICANT—Samuel R. Buxbaum, for My-R Construction Corp., owner. (872 Gerard Avenue Corp., lessee.)

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired June 2, 1956—re Appeal from a decision of the borough superintendent; previously granted for a temporary term.

PREMISES AFFECTED—872 Gerard Avenue and 81-95 East 161st street, northeast corner (2nd floor), Block 2476, Lot 56, Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel R. Buxbaum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 16, 1945, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on June 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 16, 1945, as thereafter *amended* by resolutions adopted through June 2, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"that the present occupancy on the second floor consisting of a dress store may be continued for two years from the date of this amended resolution; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that a new certificate of occupancy shall be obtained." (Alt. App. 594/54.)

528-54-A

APPLICANT—Lama, Proskauer and Prober, for Merkel Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from an order and decision of the fire commissioner relating to the direct method of refrigeration.

PREMISES AFFECTED—94-01 to 94-19 Sutphin boulevard and 147-01 to 147-43 95th avenue, northeast corner and 147-02 to 147-18 94th avenue, Block 9999, Lots 1, 3, 5, 7, 21, 34, 35 and 37, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #508 issued by the Fire Commissioner January 22, 1954, and referred to in a decision of the Fire Commissioner dated June 21, 1954, reads:

"1. Discontinue and remove the direct method of refrigeration from that part of the building prohibited by C19-98 0-b, Administrative Code. (A9).

This applies to 4000 lb. 400 ton ammonia system which circulates ammonia above the 1st floor."

and

WHEREAS, the applicant states the building is 3 stories in height, 200 ft. front by 425 ft. and 175 ft. in depth at 1st floor; 200 ft. front by 250 ft. and 175 ft. deep in area at typical floor, of Class 1 and 3 construction, erected in 1917 in an unrestricted use, D area, Class 1½ height district; used and occupied since as follows: Cellar—freezers; 1st floor—retail and wholesale meat supply house; 2nd floor—offices and meat supply house; 3d floor—locker rooms and meat supply house. No change in use or occupancy is proposed. The building is equipped with a partial sprinkler system, an approved interior fire alarm system and regular monthly fire drills are maintained. There are six 3 ft. 8 in. wide interior steel stairs, fireproof enclosed, equipped with fireproof, self-closing doors leading direct to street and one leads to roof; and

WHEREAS, the applicant states the building on lot 1 was erected under NB 222/17; the building on lot 3 erected under NB 1958/22; the building on lot 5 was erected under NB 4577/27; the building on lot 7 erected under NB 2805/30 as a 1-story building and 2nd story was added under Alt. App. 3090/46 pursuant to a variance granted by the Board under Cal. No. 316-47-BZ; that the building on lot 21 was erected under NB 7787/50; the building on lot 3 erected under NB 2054/17; the building on lot 35 erected under NB 4577/27; the building on lot 34 was erected under Alt.

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App. 1694/49 which included change to buildings on lots 35 and 37 under the same application; that Certificate of Occupancy #92481 was issued for the building on lot 21 and Certificate #44215 was issued for the building on lot 7; and

WHEREAS, the applicant states that at present in part of the building there exists a 4000 lb. 400 ton ammonia system circulating ammonia above the first floor; and

WHEREAS, the applicant contends that the original ammonia system was installed in 1922 and additions made up to 1928 and permits were issued by the Fire Department up to 1953; that the plant operates on a 24-hour basis seven days a week and the refrigeration is under supervision by a licensed engineer; that this is not a hazardous condition and it would create unnecessary hardship on the owner and seriously affect his business if compelled to comply with the Fire Commissioner's order. It is therefore requested that the Board relieve the owner of compliance, subject to such conditions as would safeguard the property; and

WHEREAS, the applicant states the suction and return lines are protected from mechanical injury by a cork covering; and

WHEREAS, the premises were inspected by a representative of the Fire Department.

Resolved, that the decision of the Fire Commissioner as expressed in Order #508, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all doors between the boilerroom and the storage room where ammonia is stored shall be made fireproof, self-closing; that all risers used for ammonia shall be protected within 6 feet from the floor against damage as shown on plans marked "Received June 17, 1954", 4 sheets, and "May 16, 1956", 5 sheets; and that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1954, on Alt. App. 4852/53, reads:

"1. Stairway #1 should be completely enclosed in 3 hr. fire resistive partitions, as required by Sect. 6.4.1.8.1 of the Bldg. Code.

2. Stairway #2 should be enclosed in partitions having a fire resistive rating of at least 3 hrs. as required by Sect. 6.4.1.5.1 of the Bldg. Code. Wire glass enclosure as shown has no fire resistive rating.

3. Stairway #1 should be at least 3'-8" in width as required by Sect. 6.4.1.1 of the Bldg. Code.

4. Each portion of the floor called mezzanine on plans should have access to at least two exit stairs enclosed in 3 hr. fire resistive partitions as required by Sect. 6.1.2.2.3 of the Bldg. Code.

5. Provide at least two exits from the cellar enclosed in 3 hr. partitions leading to the street and available from all portions of the cellar."

and

WHEREAS, the applicant states the building is 12 stories, 140 ft. in height, 63 ft. 9 in. by 135 ft. in area, of fireproof construction, erected in 1914, now in a restricted retail and retail use, B area, Class 2 height district, used since erection as follows: Subcellar—storage and kitchen in conjunction with cellar restaurant—10 persons; Cellar—restaurant record room, bank vault, 364 persons; 1st floor—bank and stores, 30 persons; Mezzanine—storage, offices and banking, 30 persons; 2nd to 12th floors—offices, 74 persons per floor. Proposed to be used and occupied: Subcellar—Storage of old records, 1 person; Cellar—Stationery & office furniture, retail sales, record rooms and bank vault, 27 persons; 1st floor—bank and storage, 30 persons; Mezzanine—storage, offices and bank, 30 persons; 2nd to 12 floors—offices, 74 persons per floor. The building is provided with a one-source sprinkler system in the subcellar and an approved standpipe system. There are two interior stairs; stair #1 is 3 ft. 6 in. wide, extends to roof bulkhead is of steel, enclosed in masonry, equipped with self-closing doors of steel and wire glass; Stair #2 is 3 ft. 8 in. wide of steel, enclosed in partitions of masonry and wire glass, equipped with steel and wire glass doors, which are self-closing; stairhall leads direct to roof. There is one fire escape or exterior stairs on rear which does not extend to roof but to yard by stair; there is no means of egress to the street from the rear; window and door openings on course of the fire escape are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #88108 was issued July 1, 1938, against Alt. App. 5494/38, permitted the following use: Cellar—heating and storage; 1st floor—bank and stores; 2nd to 12th floors—offices; number of occupants unstated; and

WHEREAS, Exit Order #12/54 was issued by the Borough Superintendent October 5, 1954, reading as follows:

"In accordance with the provisions of Section C26-276.0 of the Administrative Code of the City of New York, you are hereby ordered to provide proper means of egress and exit facilities from the structure at the above location as follows:

1—Provide a continuous one-hour incombustible enclosure for open stairs at front of building leading directly to street. All doors opening on enclosure to be ¾ hour fireproof self-closing doors. This enclosure to be erected in such a manner as will permit access to both stairs of all the occupants of each floor without passing through the enclosure.

2—Provide exit signs and lights at all doors to stairs from public halls.

3—Remove portion of fire escape below first floor and as fire escape now terminates in subgrade court from which there is no access to street arrange doors to fire escape so that they are readily openable from fire escape side.

Note: No exit signs are to be placed over doors leading to fire escape.

In lieu of repairing fire escape and providing proper egress these fire escapes may be removed if items 1 and 2 are fully complied with."

and

WHEREAS, the applicant states the purpose of this appeal is to obtain relief from decisions of the Borough Superintendent on Alt. App. 4852/53, dated November 30, 1954, Objections 1, 2, 3, 4 and 5; and

WHEREAS, the applicant states the only change in the occupancy of the premises involves the cellar and subcellar formerly occupied as a restaurant with an occupancy of 364 and now to be used as a store for the sale of stationery and office furniture with a total occupancy of 27 persons, thus greatly reducing the hazard in this portion of the premises; and

WHEREAS, the applicant states that the 2nd to 12th floors are provided with two stairs, each leading direct to street; that stairway #1 is a continuous flight of steel stairs from

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cellar to roof, 3 ft. 6 in. wide, at the southerly end of the building adjacent to the elevator bank, enclosed on three sides with masonry and on the 4th side it is contiguous and connected with the public corridor which is fireproof throughout; that stairway #2 is enclosed at west end of the building, constructed of steel, 3 ft. 8 in. wide and runs from the 1st to 12th floors, enclosed on three sides with masonry materials except for the easterly side, which is of steel flats and sections with $\frac{1}{4}$ in. rough wire glass panel; doors leading to stairways are constructed of steel frame with $\frac{1}{4}$ in. wire glass and are self-closing; the enclosure of the stairs on 1st floor, mezzanine and 2nd floor is terra cotta blocks, plastered on both sides, equipped with self-closing fireproof doors; and

WHEREAS, applicant states on east wall of middle wing is a fire escape from 2nd to 12th floors; that from 2nd floor balcony there is a stairway to the arcaway with access through a 3 ft. wide door opening outwardly on each floor; that doors and windows on course thereof are fireproof; and

WHEREAS, applicant contends that at no point from 2nd to 12th floors are stairways #1 or #2 more than 30 ft. from any office entrance and the maximum distance between stairs is not more than 60 feet; and

WHEREAS, applicant states that egress from cellar corridor stairway #1 leading to south corridor leads to Court street and through subway stair to Joralemon street; that as an alternate egress from cellar corridor, stairway #1 extends from cellar floor to 1st floor and as a further means egress from cellar can be had by stairs from cellar to 1st floor direct to Court street; that this stair is 6 ft. wide and was used primarily by patrons of the cellar restaurant for many years; that additional egress from cellar can be had through stairs at northeast corner of this area, leading to landing in connection with subway stairs leading to Joralemon street, which stair is 5 ft. wide; and

WHEREAS, applicant states as to rear cellar area designated as #1 on the plans used in conjunction with store on 1st floor for the sale of artists' and architects' supplies, egress can be had through a 3 ft. wide fireproof door, equipped with panic bolt leading into area occupied by the stationery and retail office furniture; that it is proposed to provide a new iron stairs 3 ft. 8 in. wide leading from cellar to 1st floor level; that for area #3 a pair of fireproof doors will be provided leading into corridor at south side; that the subcellar is provided with a sprinkler system and in addition there is a 3 ft. wide steel stairs, enclosed in fireproof block partitions, with self-closing fireproof door, leading up to the area occupied by the stationery business in the cellar and there is additional exit through boiler room to stairs leading to corridor in cellar on the south side or under stairway #1 which leads directly to street through subway stairs; and

WHEREAS, the applicant contends as to Objections 1 and 3, that compliance is a practical impossibility due to present conditions; that in order to build an enclosure so that continuous travel can be had, it would be necessary to invade the corridor directly adjoining the present stairs and to erect a partition in corridor 4 ft. away from the stair ballustrade, thus leaving 2 ft. 8 in. space between it and the existing corridor wall; that such an arrangement would completely isolate the westerly portion of the corridor, aside from effecting a bottleneck, such arrangement would ruin the approach to the various offices on each floor, rendering them undesirable and resulting in a loss of tenants and revenue; that the present 3 ft. 6 in. wide stairs complied with the law in 1914; that to provide an additional width of 2 in. would necessitate the complete removal of stairs throughout the building and the installation of a new stairs; that in addition, the present steel framing on each floor would have to be increased in width, thus entailing an outlay of a great sum of money besides the practical difficulties involved; that in view of the occupancy on each floor, it is requested the existing 3 ft. 6 in. wide stairs be accepted as adequate; and

WHEREAS, the applicant contends as to Objection 2, that the existing stairs are enclosed on three sides with masonry

walls with the easterly section open and contiguous with fireproof corridor; that the present steel and glass enclosure was legally erected in 1914, including the door and while it does not comply with the strict letter of the law, as it adjoins a fireproof corridor, this type of enclosure has been in use for many years in public schools and other institutions and is effective as a barrier for fire and smoke under the prevailing conditions; that to be required to remove same and erect a masonry 3-hr. wall would entail a great deal of hardship and expense; and

WHEREAS, the applicant contends as to Objection 4, that sections of the mezzanines are occupied as follows: Area #1, 1523 sq. ft. occupied by bank using the 1st floor as follows: Conference room, telephone operator, loungeroom for female employees, air conditioning room, storage for records over bank vault; that this has been so used by bank since completion of building and at most 8 to 10 persons occupy this area at one time; that there is a stairway from mezzanine to banking floor, which is provided with adequate exits; that Area #2 is occupied by tenant of store for artists' and architects' supplies having an area of 1841 sq. ft. and has two exits leading to street; that Area #3 occupied by the same store tenant with an area of 832 sq. ft. is used only for dead storage, very rarely occupied except when one person is there to place contents for storage; that exit from stairway #1 direct to 1st floor lobby leads to Court street; that applicant feels this exit is adequate; and

WHEREAS, applicant contends as to Objection 5, that as the cellar occupancy has been changed from restaurant for 364 persons and the new occupancy for retail stationery and office supplies will involve only 27 occupants, the present exits are adequate for the proposed use; and

WHEREAS, applicant states it is proposed to provide at top floor of stairway #2, a 2 x 3 ft. scuttle in roof with fixed 70° iron ladder leading thereto; to provide a new 3 ft. 8 in. wide steel stairs from cellar to 1st floor from floor level area #1; to provide at all exit doors to stairways 2nd to 12th floors at front of stairs #1 and #2, a red light with exit sign 8 in. high and to remove the present iron stairs leading down from 2nd floor fire escape balcony into arcaway at east side of middle wing of the building; to provide new railing at open end of fire escape balcony; to reverse the swing of door from washroom to said balcony to open to the toilet room and to provide an approved panic bolt on exterior of such door; also to provide exit sign and light over said door on outside; and

WHEREAS, the Board has received a communication dated January 26, 1955, from the Borough Superintendent reading as follows:

"Permit me to call your attention to what appears to be an error in the filing of the above numbered appeal with the Board. The application under Item A states Order 12/54 issued October 5, 1954 and Application 4882/53.

"Order 12/54 is an exit order issued under authority of Section C26-276.0 of the Administrative Code. On October 15, 1954, a notice was received from the owner of the building requesting a survey.

"It appears to me there is no authority under law for a direct appeal to the Board on both an exit order and on an application filed with direct reference to the same subject matter, namely, exits. The remedy is stated in Section C26-276.0, namely, a review by a board of survey."

and

WHEREAS, the applicant has amended this appeal so as to delete therefrom reference to Exit Order 12-1954 as a basis of appeal; and states that under date of October 15, 1954, by a notice addressed to Bernard J. Gilroy, Commissioner of Buildings, a copy of which was given to Mr. Benjamin Salzman, Borough Superintendent, Terminal Fire Brokerage, Inc. requested the appointment of a Board of Survey, as provided in the Administrative Code, and notice was given that the said Terminal Fire Brokerage, Inc. designated Philip Freshman, licensed architect, as its appointee to be one of

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the three persons to make the survey; that since that time no notice has been received by Terminal Fire Brokerage, Inc. of the designation of an appointee on behalf of the City or the designation of a third member of the Survey Board; as recently as January 26, 1955, Mr. Salzman in a conversation with Mr. Eisenberg, counsel for Terminal Fire Brokerage, Inc., advised among other things that they would let the survey go for the time being; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of Borough Superintendent, dated November 30, 1954, acting on Alt. App. 4852/53, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objections 1 and 2, to permit the continuance of existing enclosures including the wire glass enclosure, but not clear glass, which shall be replaced either with wire glass or approved fire-resisting material; as to Objection 3, to permit the continuance of Stairway No. 1 of its present width; as to Objection 4, to permit the existing exits from the mezzanine, as shown on plans filed with this appeal, marked "Received December 10, 1954" (5 sheets), showing proposed conditions and (5 sheets) showing existing conditions and additional plan marked "Received March 19, 1956" (1 sheet); as to Objection 5, that the exits from the cellar, now used as a showroom for furniture and other equipment, shall be altered as proposed on such plan showing proposed conditions and with extra doorways as indicated thereon; that in such portion of the building, such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that the means of exit from the rear fire escape shall be by means of a steel balcony and door, cutting down an existing window so as to permit direct exit from the fire escape to the 2nd floor to the stairhall.

99-56-A

APPLICANT—Morris Zeitlin, for Elco Dairies Inc., owner.
SUBJECT—Application February 14, 1956—Appeal from a decision of the borough superintendent re review of decision of Borough Superintendent, re area occupied.

PREMISES AFFECTED—2691-2699 Nostrand avenue, east side, 220 ft. south of Avenue M, Block 7666, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Zeitlin and Joseph Halligan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 30, 1956, under Alt. App. 162/56 reads:

"1. Proposed extension will exceed area for a (D) district & will violate Art. 4 Sect. 14c of zoning resolution."

and

WHEREAS, the applicant states it is proposed to erect an extension to the existing building and to increase the loading area as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that Section 19 (g and h) of the Zoning Resolution clearly permits the area of the unloading space to be added to the area permitted to be occupied by the first floor of the building; that Section 19A does not limit but rather provides minimum requirements for loading area; and

WHEREAS, the applicant further contends that the nature of the process conducted in the building is such as to require frequent delivery of fresh supplies of raw materials and frequent delivery of the perishable manufactured products and thus, consequently, frequent movement of trucks to and

from the cold storage area in the rear of the building are essential to the conduct of the owner's activity; and

WHEREAS, the applicant states that the building is one story, 16 ft. in height, 80 ft. by 71 ft. in area, erected 1946 on the business use district portion of a lot located partly in a residence use district, used and occupied since 1949 pursuant to certificate of occupancy No. 126606, issued June 28, 1950, against Alt. App. 2697/49 as follows: bakery, warehouse and office; and

WHEREAS, the applicant states that the Zoning Resolution in Article IV, Section 19(g) titled "Area District Exceptions," clearly states that "In any district, except a residence district, where provision is made for parking and unloading within a building, the area of such parking and unloading facilities may be added to the area permitted to be occupied by the first floor of the building"; and that Article IV, Section 19-A, titled "Loading Space" does not limit but rather provides minima for loading areas. The obvious intent of the law is to discourage needless interference with traffic on sidewalks and along curb sides by trucks awaiting their turn to be loaded or unloaded. The approval of application Alt. 162/56 would relieve just such a nuisance to pedestrian and vehicular traffic in the vicinity of the building under consideration while, at the same time it would relieve the owner of serious hardships; and

WHEREAS, the Board found that the unloading space proposed should have been permitted with the extension of similar area of the building, as proposed; and

WHEREAS, the Board deems that this space is not out of proportion for the use proposed and the area of the buildings but that this modification should not be deemed a precedent for other appeals.

Resolved, that the decision of the Borough Superintendent, dated January 30, 1956, acting on Alt. App. 162/56, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the proposed storage area as shown and the extension of the building for a refrigerator of similar area, as proposed and indicated on plans filed with this appeal marked "Received February 14, 1956" (2 sheets).

280-56-A

APPLICANT—Aaron N. Kiff, for York and Sawyer, Architects, Kiff, Colean, Voss and Souder, for St. Luke's Hospital, owner.

SUBJECT—Application April 2, 1956—Appeal from a decision of the borough superintendent re partitions, shaft opening, etc.

PREMISES AFFECTED—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Aaron H. Shopsis, Lloyd H. Gaston, Leland J. Mamer and J. L. Hamilton.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 5, 1956, acting on Alt. App. 158/55 reads:

"7. Repeated. Information booth cannot exceed 36 sq. ft. Section C26-289 subd. g, B.C.

8. Corridor partition on the 2nd floor must be good for one hour test.

9. Shaft opening into passageway unacceptable. Denied."

and

WHEREAS, the applicant states the building is ten stories and penthouse, 124 ft. in height, 201 ft. 10 in. front by 197

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ft. 2½ in. in depth, of Class 1 construction, erected January 19, 1955 in a residence and business use, B area, Class 1½ height district, used and occupied as a hospital, for which Certificate of Occupancy #43645 was issued January 19, 1955, against N.B. 69/55; and

WHEREAS, the applicant contends as to Objection 7, that the admitting desk is not an information booth but serves to admit in In-Patients, register clinic patients and supply control for entire first floor and is open 24 hours a day every day of the year; that the area of the Admitting Section is of the utmost importance for proper function and control of the hospital; that any attempt to separate the Emergency Section from the Admitting area on the 1st floor will defeat the purpose of control and prevent the coordinated functions of vital importance in a hospital; and

WHEREAS, the applicant contends as to Objection 9, that to dispose of soiled linen from the Emergency Section on the 1st floor, it is proposed to utilize the linen chute by installing an access door of approved type, 1½ hour fireproof, self-closing; that lack of access to the linen chute would severely handicap the functioning of the Emergency section on the 1st floor; and

WHEREAS, the applicant contends as to Objection 8, that it is necessary to have absolute control over all areas open to the public with unobstructed visibility of the entire corridor from the Receptionist's Office (#252); that in order to accomplish this, it is proposed to include the Receptionist's Office with the Corridor and provide the required 1-hour separation between receptionist's office #252 and the patients area, to be separated with 1-hour partition and fireproof, self-closing doors and corridor to be provided with sliding glazed metal sash on a masonry counter.

Resolved, that the decision of the Borough Superintendent, dated March 5, 1956, acting on Alt. App. 158-55 be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 7, that the information booth shall not exceed the area as indicated on plans filed with this appeal marked "Received April 2, 1956" (11 sheets); as to Objection 8, that the corridor partition on the second floor may be continued; as to Objection 9, that the shaft openings in the passageways to the linen chute opening shall be fitted with fireproof, self-closing doors and that a sprinkler system shall be maintained in the top of such chute.

805-54-A

APPLICANT—Pearl Plastic Corp., lessee, for 767 East 132nd Street Realty Corp., owner.

SUBJECT—Application October 22, 1954—Appeal from a decision of the fire commissioner—re storage of inflammable materials.

PREMISES AFFECTED—767 East 132nd street, north-west corner of Willow avenue, Block 2561, Lot 50, Borough of The Bronx.

APPEARANCES—

For Applicant: David Weinberg and Leonard Selk.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice, pending new decision from the borough superintendent as to same premises.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

357-56-A

APPLICANT—Leonard F. Rothkrug, for Bikur Cholim Visiting Sick Society, Inc., owner.

SUBJECT—Application April 30, 1956—Appeal from a decision of the borough superintendent, re frame construction-public occupancy.

PREMISES AFFECTED—8646 21st avenue, west side, 200 ft. north of Benson avenue, Block 6377, Lot 66, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner.

SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent, re use of frame structure for school use.

PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Solfred Maizus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 2 P. M., for inspection and decision; hearing closed.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis D. Meehan and Joseph M. Trainor.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 10, 1956, at 2 P. M., for inspection by representative of the Fire Department and for decision; hearing closed.

487-49-A—Vol. II

APPLICANT—William A. Giesen, for John Tricarico, owner.

SUBJECT—Applicatilon reopened March 20, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—579-585 East 184th street, north side, 72.47 ft. east of Hoffman street, Block 3065, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Robert J. Crinnion and John Tricarico.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 2 P. M., for inspection and decision.

378-56-A

APPLICANT—Robert G. Zetsche, for Missionary Sisters of The Sacred Heart, owner.

SUBJECT—Application May 23, 1956—Appeal from a decision of the borough superintendent, re fire tower and exterior walls.

PREMISES AFFECTED—227-235 East 19th street, north side, 166 ft. west of 2nd avenue and 218-238 East 20th street, Block 900, Lots 18, 47 and 48, Borough of Manhattan.

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APPEARANCES—

For Applicant: Robert G. Zetsche and Vincent Pellegrino.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 2 P.M. for further consideration and decision, hearing closed.

655-24-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Cosmetology Publishing Co., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired October 26, 1954—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a structure located in a residence and business use district, the use of more floor space for manufacturing than is permitted.

PREMISES AFFECTED—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street and 684 East 221st street, Block 4655, Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 24, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 26, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 16, 1924, as thereafter *amended* by resolutions adopted through October 26, 1954, for the applicant to file an affidavit of ownership, which has been filed, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is substantially complete, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution."
(Alt. App. 102/51.)

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for The Texas Company.

SUBJECT—Application for consideration—reopening as to amendment as to tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station (previously granted by the Board) to include additional uses of auto laundry (non-automatic) motor vehicle repair shop and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on March 1, 1955, on certain conditions; and

WHEREAS, the resolution was amended and time extended to complete the work on January 31, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1955, as thereafter amended by resolution adopted through January 31, 1956 by adding thereto:

"that the ten existing 550 gallon tanks shall be sealed to the satisfaction of the Fire Commissioner and that there may be installed twelve new 550 gallon approved gasoline storage tanks and three additional approved dispensing pumps on the existing gasoline pump islands as indicated on revised plans marked "Received June 14, 1956" (one sheet), *on condition* that in all other respects the requirements of the resolution above cited shall be complied with where not inconsistent with the terms of this *amended* resolution." (Misc. App. 537/54 and N.B. 1868/54.)

181-41-BZ—Vol. II

APPLICANT—Michaels and Michaels, for Jacques Galef, owner (Jacob Goldstein, lessee).

SUBJECT—Application for consideration—reopening as to extension of term for parking—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue, Block 939, Lots 55-58, Borough of Manhattan.

APPEARANCES—

For Applicant: William A. Michaels.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 28, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 8, 1948; and

WHEREAS, the term of variance was extended from time to time and last extended on September 14, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 28, 1947, as thereafter *amended* by resolutions adopted through September 14, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 154/47.)

MINUTES

635-49-BZ

APPLICANT—Andrew DiCamillo, for Carmelo Sgarlato, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired December 7, 1955—re Application (decision of the borough superintendent); previously granted on condition, under 7e of the zoning resolution, permitting in a residence use district, for a term of years, the storage of fruit and two-truck garage.

PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street, Block 409, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank S. Sellitto.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 15, 1949, on certain conditions; and

WHEREAS, the term of variance was extended on June 7, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1949, as thereafter *amended* by resolutions adopted through June 7, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2390/49.)

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler, for C. R. T. Holding Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment as to resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f, 7i and 7c of the zoning resolution, permitting in a business retail and residence use district, the proposed extension in area of plot and extension in area of the building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than five cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reefer street, northeast corner, Block 1549, Lots 41, 48 and 51 (lot 41, tentative), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV on January 24, 1956, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956, under Vol. IV, by adding thereto:

"that in the event the owner desires to make a minor increase in the width of the accessory building by extending it for approximately 4 ft. to the west, such extension may be permitted as indicated on revised plans marked "Received June 11, 1956", (2 sheets), *on condition* that in all other respects the resolution above cited shall be complied with." (Alt. App. 2119/54.)

261-52-BZ

APPLICANT—Mohr Realty Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 21 and 7c of the zoning resolution, permitting in a residence use, E area district, the erection of an extension at rear of existing stores, using more than the area permitted.

PREMISES AFFECTED—1177-1189 Morrison avenue, west side, 100 ft. south of Westchester avenue, Block 3744, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: H. L. Mohr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on July 6, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1952, as thereafter *amended* by resolutions adopted through July 6, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 228/52.)

100-55-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7a, 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station, to include lubricatorium, auto laundry (non-automatic), motor vehicle repairs and office and permitting the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—60 Richmond terrace, southwest corner of Wall street, Block 7, Lot 70, Tompkinsville, Borough of Richmond.

MINUTES

APPEARANCES—

For Applicant: Henry C. Broekman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 21, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1955, in so far as it refers to the plan filed with the application so that as amended this portion of the resolution shall read:

“as indicated on plans filed with this application marked ‘Received January 11, 1955’ (3 sheets), and ‘June 3, 1955’ (2 sheets);”

and as to time within which work shall be completed, so that as *amended* this portion of the resolution shall read:

“that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this *amended* resolution.” (N.B. App. 469/53.)

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office and gasoline pump within building (owners use only) and parking of cars awaiting service and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the resolution was amended on April 3, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, as thereafter amended by the resolution adopted on April 3, 1956, only so far as it refers to the building line fences, so that as *amended* this portion of the resolution shall read:

“that the fences hereinbefore required on 45th Road may be changed from 5 ft. 6 in. high masonry wall to 8 ft. high chain link fence, with posts 10 ft. on centers, as indicated on plans filed with this application marked ‘Received June 14, 1956’ (one sheet); and that a similar gate to 45th Road may be permitted as was permitted by resolution adopted April 3, 1956.” (N.B. 596-55.)

574-55-BZ

APPLICANT—Paul Friedman, for Laura Roehrig, owner. (Baisley Auto Body Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i and 7h of the zoning resolution, permitting in a retail use district, the proposed extension and use of premises for a motor vehicle shop, including body and fender work, welding and paint spraying also free parking for patrons and employees.

PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App. 1156/55.)

139-55-BZ

APPLICANT—Lama, Proskauer and Prober for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application for consideration—reopening as to rescind resolutions of January 10, 1956 and June 5, 1956—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 gold course and permitting the erection and maintenance of three structures of Class IV construction to be used as (1) ticket office and storage (2) open shed over driving tees and (3) for storage and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8386, Lots 100 and 180, Block 8291, Lot 1, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolutions of January 10, 1956 and June 5, 1956 rescinded.

MINUTES

THE VOTE to rescind the resolution of January 10, 1956—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE VOTE to rescind the resolution of June 5, 1956—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the applicant has advised the Board by letter dated June 25, 1956, that the owner does not desire to proceed with the work as permitted by resolutions adopted January 10, 1956 and June 5, 1956.

Resolved, that the resolutions adopted by the Board January 10, 1956 and June 5, 1956, be and they hereby are rescinded.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn, in view of action by the Board rescinding resolutions in Cal. No. 139-55-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

340-31-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for C & M Holding Corp., owner. (Skyway Service Co., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2402-2418 Cropsey avenue, southeast corner of 24th avenue, Block 6927, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

499-31-BZ—Vol. III

APPLICANT—Redleaf and Ain, for Ernest Reiss, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to additional use and extension of area, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition,

under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a gasoline service station.

PREMISES AFFECTED—262-16 to 216-20 Hillside avenue and 84-02 263rd street, southwest corner, Block 8792, Lot 29, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, as to addition use and extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

335-35-BZ—Vol. IV

APPLICANT—Burke, Green and Groh, for Anrob Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. IV as to extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting on a plot located partly in an unrestricted use and partly in a residence use D area district, the extension of existing warehouse and showroom, using more than the permitted area and without the required rear yard.

PREMISES AFFECTED—167-01 to 167-11 108th road, northeast corner of 167th street, Block 10176, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., owner. (Anna Spiegel and Belle May Dattelbaum, lessees).

SUBJECT—Application for consideration—reopening as Vol. III to consider a new arrangement for building—re Application (decision of the borough superintendent); previously denied, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the extension of present structure for business purposes without required rear yard.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider a new arrangement, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner. (Shell Oil Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, southwest corner, Block 6236, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

559-53-BZ—Vol. II

APPLICANT—Herman Kron, for Aywon Crescent Service Station, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7f of the zoning resolution, permitting in a business use district the reconstruction of existing gasoline service station by the alteration of existing buildings used for storage and auto accessories, to auto laundry (non-automatic) and permitting the removal of existing metal garages and the erection and maintenance of a new accessory building to be used as a lubritorium and office and permitting the addition of six 550 gallon gasoline tanks.

PREMISES AFFECTED—1253 Edward L. Grant highway, west side, 201.4 ft. north of Jerome avenue, Block 2506, Lots 54 and 56, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue, 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II and restored to the docket, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

703-54-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Joseph and Dominick Manno, owners.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of premises for parking use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted under sections 7c and 19A(j) of the zoning resolution, permitting in a residence and business use district, the change in occupancy from moving picture theatre and stores to public assembly, cabaret, catering and kitchen and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue (Astoria boulevard) south side, 117 ft. east of Crescent street, Block 573, Lot 32, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of premises for parking use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

417-56-BZ

APPLICANT—Ingram S. Carner, for Credit Realty Corp., owner (proposed lessee: Shell Oil Co.).

SUBJECT—Application June 12, 1956—(decision of the borough superintendent) under Sections 7A and 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing (non-automatic), minor repairs, office sales and storage of automobile accessories, parking and storage of more than five cars waiting to be serviced and with curb cut and business entrance within 75 ft. from residence use district.

PREMISES AFFECTED—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Approval of new calendar number inadvertently assigned affirmed, instead of referring to the Board as to reopening as Vol. II, Cal. No. 332-38-BZ, previously denied under Section 21 for a gasoline service station.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

449-41-BZ—Vol. II

APPLICANT—Hurley, Kearney, Lane and Mattison, for Nicholas Caponi and Marie Frasca, owners.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under Sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the maintenance of a parking lot sale of used cars and auto laundry, with curb cuts and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1302-1312 65th Street, southeast corner of 13th avenue, Block 5754, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

407-50-BZ

APPLICANT—Leo Louison, for Mary Friedman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7a of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station.

PREMISES AFFECTED—East side, of Bailey avenue, 384 ft. north of Sedgwick avenue, Block 3237, Lot 14, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 5:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on May 22, 1956, as they appeared in Bulletin No. 22, Vol. 41, are hereby corrected to read as follows:

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition. THE VOTE TO GRANT, ON MARCH 13, 1956—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative: Commissioner Keating 1

ACTION OF BOARD ON MARCH 16, 1956—Laid over from March 16, 1956 to April 17, 1956, at 10 A.M. for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; hearing previously closed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then laid over to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17, 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; then to May 15, 1956, to await the selection by the Board of Estimate of a school site; then laid over from May 15, 1956 to May 22, 1956, for further plan and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class ½ height district; Clintonville street is in local retail and business use, D area, class ½ height districts; 154th street and 18th avenue are in local retail and residence use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1955 acting on N.B. Applic. 2525-55, reads:

"1. The use of the premises as a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced in a local retail use district is contrary to Article II, Sec. 4-c of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 145.888 ft. 38.96 ft. and 125.02 ft. frontage by 113.365 ft. in depth, irregular, presently vacant; that it is proposed to erect a one story gasoline service station, of class 3 construction, 45 ft. and 62 ft. 8 in. front, 29 ft. in depth, 13 ft. height, in a local retail use district; that as of July 25, 1916 the subject premises was zoned as a business district and a one times height district and the present use and height designation became effective on July 7, 1953; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the subject premises consists of a vacant, irregular, trapezoidal corner parcel, having a frontage of 145.485 ft. on Clintonville street, 38.96 ft. on 17th road and 125.02 ft. on 154th street; that the interior lot line dimension is 113.365 ft.; that Clintonville street is indicated at a width of 80 ft. on the final map; that the old road, about 50 ft. wide, is dedicated to public use according to an opinion of the corporation counsel dated April 25, 1946; that there is a proposed widening of about 20 ft. on the westerly side and about 10 ft. on the easterly side of the dedicated area, which is in private ownership, and there is no proceeding pending to acquire title to the proposed widening; that it is proposed to erect and maintain, for a term of 15 years, a gas station, lubritorium, minor repairs with hand tools only, non-automatic auto washing, office, sales and storage of auto accessories and parking of cars awaiting service; that no portion of the building will be located in the bed of the mapped street; and

MINUTES

WHEREAS, the applicant contends that the premises cannot be used or developed for a conforming use so as to yield a reasonable return on the investment for the following reasons: that the premises cannot be developed for residential use as it is directly opposite a large dry cleaning factory, nor can it be developed for local shops as there is insufficient support for such uses; that there is no residential support north and east of the premises since this area is devoted to the above mentioned dry cleaning factory and to an established and extensive garden nursery; that south and west of the premises the area of notification has a beer depot, 20 residences, two of which have neighborhood stores on the 1st floor, and vacant plots; that local needs are accommodated by the two existing stores but the shopping trend in the neighborhood is toward supermarkets and shopping centers in the general vicinity, but outside of the area of notification; that the plot is too small for the establishment of a supermarket or shopping center; that the plot is irregular and trapezoidal in shape and the contemplated street widening will further decrease the size of the plot and render it less adaptable for development for any purpose other than as herein proposed; that there is an economic demand for the use of the subject premises for a gas station, as it is located at the intersection of three streets in an area where no similar facilities exist for the convenience of the public in the immediate neighborhood; that a grant of this application would not adversely affect the neighborhood as the proposed use, designed as proposed, would materially enhance the appearance of the property and the immediate neighborhood and would result in the elimination of the potential threat to public safety which exists when a plot, such as this, is undeveloped and dangerously dark at night; that adjoining property owners will be adequately protected by the following conditions and safeguards; that the proposed building will be an attractive parkway type structure of brick construction, with an asphalt shingled peaked roof; that the building will be set back to the southerly lot line with an unpierced rear wall; that adjoining properties, which have garages on the lot line common with the subject premises, will be buffered and protected by the erection of a 5 ft. 6 in. high brick and picket fence wall on the southerly lot line, extending from the unpierced rear wall of the proposed building to the street lines and by the maintenance of a landscaped shrubbery area, protected by a 6 in. by 6 in. concrete curb; that it is proposed to erect a 3 ft. 6 in. brick and picket fence wall on the 17th road frontage and to maintain a 5 ft. wide landscaped shrubbery area adjacent thereto; that there will be two parkway type pump islands constructed, each set back 15 ft. from the Clintonville street and 154th street frontages; that in the event of a street widening of Clintonville street, the proposed pumps can be readily relocated to adjust to the new conditions; that the balance of the plot will be concrete or tarvia paved and signs will be limited as shown on plans; that the location of the building at the southerly end of the plot will leave the plot unbuilt upon at and near the intersection of Clintonville street, 17th road and 154th street, thereby contributing to public safety by providing clear traffic visibility at the corner; that the limitation of the term of the gas station would serve as a protection to the neighborhood so that, in the event the character of the neighborhood should change, the proposed gas station use may be terminated; that a grant of this application would result in a substantial investment to improve the property, thereby increasing the assessed valuation and the real estate tax revenues for the City of New York; and

WHEREAS, the applicant states that the present owner has held title to the property since July 16, 1954 and that the assessed valuation of land is \$4,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate

case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e of the zoning resolution for a term of fifteen years to permit the premises as proposed to be occupied as a gasoline service station as shown on plans filed with this application marked, "Received July 13, 1955" (3 sheets) and "October 25, 1955" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of the abutting streets; that the premises shall be constructed and arranged substantially as indicated on such plans above cited; that the space mapped for the proposed widening of Clintonville street shall not be used as a part of the station except as a means of access thereto from the curb cuts to Clintonville street; that the accessory building shall be of the design and arrangement as indicated; that there shall be no cellar under the accessory building; that the pumps shall be of a low approved type, erected not nearer than fifteen feet to the existing building line of 154th Street; that such pumps facing Clintonville street may be located so as to be not over fifteen feet from the present building line of Clintonville street but shall be removed so as to be not nearer than fifteen feet to the mapped line of Clintonville street when such widening takes place; that gasoline storage tanks shall be limited to ten (10) 550 gallon approved tanks; that on the southerly lot line there shall be erected a masonry wall, agreeing with the brick work used on the accessory building, not less than 5 ft. 6 in. in height, except that such wall may be reduced to a height of not less than 4 ft. 6 in. within 5 ft. of the building line; that planting areas shall be maintained as shown to the north and south; that at the *north* building line there shall be constructed a similar wall to a total height of not less than 3 ft. 6 in.; that such planting areas shall be planted with suitable planting and protected with concrete curbing not less than six inches in width and six inches in height above grade; that the balance of the premises shall be paved with concrete or asphaltic pavement where not occupied by accessory building or pumps; that the proposed strip as mapped for the widening of Clintonville street shall be similarly paved and shall be used for no other use than for crossing for access to the gasoline service station; that the curbing and sidewalks abutting the premises shall be constructed and maintained to the satisfaction of the Borough President; that curb cuts shall be restricted to two curb cuts each 30 ft. in width to 154th street, and two of similar width to Clintonville street; that no portion of any curb cut shall be nearer than five feet to a lot line as prolonged; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e, for a similar term, there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that also under Section 7e there may be parking of cars for a similar term provided that such parking does not interfere with the servicing of the station; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line at 154th street of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than four feet; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—Reference in the resolution to the construction of a wall at the "south" building line, changed to "north" building line, as indicated in italics in the resolution.

PUBLIC HEARING

PROPOSED AMENDMENTS OF OIL BURNER RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday morning, September 14, 1956 at 10 A.M., in Room 1013, Municipal Building, Manhattan, on Proposed Amendments of Oil Burner Rules.

Matter in *italics* is new; matter in brackets [] old matter to be deleted. Only such rules as are proposed to be amended are published.

OIL BURNER RULES (217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous *or intermittent* operation.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth *outside of buildings*, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes[.] *under same requirements as for Commercial Installations.*

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in *current* Commercial Standard [CS12-38] published by the U. S. Department of Commerce, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{ Range Oil
{ No. 1 Fuel Oil
No. 2 " "
No. 4 " "
No. 5 " "
No. 6 " "

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts *and electrical controls* suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

- 6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4") of *masonry* [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions], with weep holes along the bottom one inch in diameter not more than 3 ft. apart. *The masonry walls of a structure may be used as part of the protection.*

[Each storage tank] *Storage tanks* may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen (15") greater on all sides than the outside dimensions of the storage [tank] *tanks*. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank[.] *or to the ceiling where the ceiling is less than two feet (2') above the top of the tank.* A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the *largest tank[;]* installed, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

6.3 Outside of Buildings, Below Ground.

- 6.3.3 All buried storage tanks [larger than two hundred and seventy-five (275) gallons,] prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks of a capacity greater than 275 gallons located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings

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above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon.....	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more.....	100,000 "

6.4.1.1 *Two hundred and seventy-five (275) gallon tanks shall be located so as not to interfere with or obstruct any means of egress.*

6.4.3 All above ground storage tanks [larger than two hundred and seventy-five (275) gallons], prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. *All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.*

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no buried tank shall be placed within twenty feet (20') [of any wall,] *from the outside line of the subway wall, [separating a building from the subway,] and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. Where an above ground tank within a building is located within the outer lines of the subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2. Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief or pressure regulating valve in the piping system to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connection shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*

7.2.3 Relief valves shall be set to discharge at not more than one and one-half (1½) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.*

7.3 Vent Pipes.

7.3.4 Vent pipes shall be provided with an approved weatherproof hood having a free area of not

less than the pipe size area and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

Rule 7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') [of] *from any building opening [or] and five feet (5') from any subway grating, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter [.] and no fill pipe for #6 oil shall be less than three inches (3") in diameter. The fill pipe terminal shall be located within three feet (3') of the curb, unless otherwise required by the Highway Department or the Transit Authority. Where there are facilities for the delivery tank truck to drive onto the premises, the fill pipe terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.*

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal [.] *or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-siphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-siphon device shall not be required. *No anti-siphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, [Plants], Plans, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate of license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner [and] *which shall [provide for] include the location of the building in which the installation [is to be] has been made, name and address of owner and/*

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or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.

- 10.1.3 No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *the installer has furnished an affidavit that the installation complies with all requirements*, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

- 10.3.1 All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

- 12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article [11] 12 of the [Administrative] Building Code, except that [in high pressure mercantile and industrial plants] several units may be connected to a *common* [boiler room stack] chimney.
- 12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed[.], *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.*
- 12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time[.]. [and on all installations in one and two family dwellings on approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

Rule 14. Fire Protection.

- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be

[firmly anchored to the floor,] set level and *firmly anchored*. The floor beneath [the] stoves or any such heating devices *shall be* protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

- 14.7 Near each boiler, [or] furnace *or suspended* [of a] fuel oil-burning unit there shall be [kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.] *immediately available one (1) approved hand fire extinguisher of not less than two quart capacity suitable for oil fires or two (2) rounded bottom pails filled with sand.*

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.2 *Except as provided in Rule 15.2.1 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

15.2.1 *The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Fire Commissioner for the installation of such oil burning equipment.*

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horsehoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 28

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

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671-55-BZ, 713-55-BZ, 901-55-BZ, 922-55-BZ, 934-55-
BZ, 951-55-BZ, 1035-55-BZ, 43-56-BZ, 45-56-BZ, 94-56-
BZ, 181-56-BZ, 69-36-BZ—Vol. II, 624-37-BZ—Vol. II,
28-56-A, 670-39-BZ—Vol. II, 330-42-BZ—Vol. V, 370-
56-A, 160-48-BZ—Vol. II, 351-56-A, 256-51-BZ, 621-54-
BZ, 814-54-BZ—Vol. II, 321-56-A, 176-55-BZ, 232-55-
BZ—Vol. II, 233-55-BZ—Vol. II, 755-55-BZ, 765-55-
BZ and 408-56-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, July 3,
1956, Affecting Calendar Numbers 160-49-SM—Vol. II,
470-53-SA, 876-55-SA, 990-55-SA, 229-56-SA, 620-45-A
—Vol. II, 155-55-A, 378-56-A, 411-56-A, 102-55-A,
724-51-A—Vol. III, 16-55-A, 179-55-A, 619-55-A,
775-55-A, 962-55-A, 373-38-BZ—Vol. III, 178-41-BZ—
Vol. II, 234-41-BZ, 310-50-BZ, 409-51-BZ, 787-52-BZ,
172-54-BZ, 917-54-BZ, 953-54-BZ, 30-55-BZ, 32-55-BZ,
111-55-BZ, 289-55-BZ, 302-55-BZ, 1144-17-BZ—Vol. II,
274-26-BZ—Vol. II, 132-33-BZ—Vol. II, 103-39-BZ—
Vol. II, 1446-39-BZ—Vol. IV, 247-49-BZ—Vol. II,
192-53-BZ—Vol. II, 677-54-BZ—Vol. II, 776-54-BZ—
Vol. II and 803-53-BZ.

Notice of Public Hearing on Proposed Amendments of
Oil Burner Rules.

PETITIONS AND ORDERS OF CERTIORARI

SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 27, 1956, Copy of Petition and Order of Certiorari was served on the Board by Berman & Silver, attorneys for Consolata Grace Alantta, an objecting property owner, seeking a review of the Board's determination on May 22, 1956, granting a variance under Sections 7, subdivisions f and i, and 7A of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs, as stated in resolution; Cal. No. 618-55-BZ; Premises 3902-3924 Ave. U, south side, from Ryder St. to Kimball St., 2201-2211 Ryder St. and 2202-2212 Kimball St., Borough of Brooklyn.

On June 27, 1956, Copy of Petition and Order of Certiorari was served on the Board by John DiLeonardo, attorney for Evelyn M. Rogoff, Joseph & Margaret Ognibene and Walter & Helen Bunker, objecting property owners, seeking a review of the Board's determination on May 22, 1956, granting a variance under Section 7, subdivisions e and h, of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, for a period of fifteen (15) years, with accessory uses substantially as proposed, such as lubritorium, minor repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, and the parking of cars waiting to be serviced; Cal. No. 754-53-BZ, Vol. II; premises 76-31 to 76-45—164th Street and 164-01 to 164-09—77th Avenue, northeast corner, Flushing, Borough of Queens.

* * * * *

COURT DECISION

Matter of Di Bari vs. Board—On January 25, 1949, the Board denied, under Sections 7e and 21 of the Zoning Resolution, a variance to permit in a residence and business use, C area district, the erection and maintenance of a store building on a plot on which there are an existing gasoline service station and a garage, permitted by the Court; Cal. No. 700-48-BZ; premises 1140-1158 McDonald Avenue; west side, 63 ft. 5 3/4 in. south of 20th Avenue, 49-11-4935 20th Avenue and 939 Dahill Road, Borough of Brooklyn. At Special Term, Part I, Kings County, Mr. Justice Keogh reversed the Board. (N.Y.L.J. July 31, 1951, page 175).

Upon further appeal, the Appellate Division, Second Department, reversed the lower court and reinstated the Board's determination in the following decision:

"In a certiorari proceeding, the Board of Standard and Appeals of the City of New York appeals from a final order which annulled the determination of the Board denying respondent's application for a variance of the provisions of the Zoning Resolution, and directed the issuance of a permit by the Superintendent of Buildings, Borough of Brooklyn. The respondent made application for a permit to erect stores in a residence district and to use the wall of his garage and gasoline station, in the adjoining manufacturing district, as part of the walls of the store building and to permit construction on more than 60 per cent. of the residence district in violation of section 13 (b) of the Resolution. The application was made pursuant to section 21 providing for a variance when there are practical difficulties or unnecessary hardships, and pursuant to section 7 (e) authorizing a permit for a stated term of years, in harmony with the general purpose and intent of the regulations. Final order granting respondent's motion to sustain the order of certiorari and denying appellant's motion to dismiss the petition and to sustain and confirm the determination of the Board of Standards and Appeals reversed on the law and the facts with \$50 costs and disbursements, petition dismissed, and the determination of the Board confirmed, without costs. It does not appear from the record that the Board abused its discretion, or acted in bad faith, or that its action was unreasonable, arbitrary, discriminatory or illegal in refusing to

(Continued on page 1208)

CALENDAR

DOCKET

New Cases filed up to July 3, 1956

Cal. No. Dept. Premises Affected

- 454-56-A**—B.Bx.—4366 Park avenue, east side, 135.84 ft. south of East 180th street, Block 3036, Lot 20, Borough of The Bronx, Amendment to Alt. 815-55—re egress, etc.
- 455-56-A**—B.B.—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn, Alt. 576-56—non-fireproof construction for public occupancy; exit stairs.
- 456-56-BZ**—B.B.—527-533 Liberty avenue and 261-263 Hendrix street, northwest corner, Block 3962, Lot 30, Borough of Brooklyn, N.B. 1054-56—re gasoline service station, lubritorium, minor repairs; curb cuts; show windows—residence and business use district.
- 457-56-BZ**—B.B.—152-154 India street, south side, 150 ft. east of Manhattan avenue, Block 2541, Lots 12 and 13, Borough of Brooklyn, Alt. 1433-56—re parking of employees' and consumers' motor vehicles, loading and unloading in conjunction with adjoining factory, etc.—residence use district.
- 458-56-A**—F.D.—509 Madison avenue and 28-30 East 53rd street, southeast corner, Block 1288, Lot 51, Borough of Manhattan, Decision—re fire drills to be maintained, etc.
- 459-56-A**—B.M.—1120-1136 Avenue of The Americas, east side, from West 43rd street to West 44th street, 51-75 West 43rd street and 48-76 West 44th street, Block 1259, Lot 1, Borough of Manhattan, Alt. 580-56—re fire windows.
- 460-56-A**—B.M.—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan, Amendment to Alt. 2375-50—re plastic light diffuser ceiling in lobby.
- 461-56-BZ**—B.Q.—44-47 Lawrence street and 132-05 Avery avenue, northeast corner, Block 5104, Lot 1, Flushing, Borough of Queens, N.B. 2252-56—re gasoline service station, lubrication, sale and display, office, minor repairs, parking of cars, erection of sign, etc.—local retail and residence use district.
- 462-56-BZ**—B.R.—1600 Hylan boulevard, southeast corner of Raritan avenue, Block 3372, Lot 22, Dongan Hills, Borough of Richmond, Alt. 58-56—re automobile laundry—retail use district.
- 463-56-BZ**—B.Q.—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens, N.B. 1384-56—re gasoline service station, lubritorium, car washing, parking of cars awaiting servicing, etc.—retail use district.
- 464-56-BZ**—B.Bx.—1880 Hutchinson River parkway, east side, 25 ft. south of Morris Park avenue, Block 4190, Lots 14 and 15, Borough of The Bronx, N.B. 673-54—re setback.

465-56-BZ—B.Bx.—1092 Lydig avenue, southwest corner of Haight avenue, Block 4304, Lot 9, Borough of The Bronx, Alt. 442-56—re conversion from two to three families—residence use, E-1 area district.

Restored to Docket

- 1446-39-BZ**—Vol. IV—B.Q.—34-57 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens, Amendment to N.B.4884-53—re gasoline service and selling station, minor motor vehicle repairs, parking for cars waiting to be serviced.
- 1144-17-BZ**—Vol. II—B.B.—435 Willoughby avenue and 184-198 Nostrand avenue, northwest corner, Block 1753, Lot 42, Borough of Brooklyn, Alt. 54-56—re change of use of a storage garage to storage garage, body and fender work, auto repairs, power saws for truck body repair, etc.—business use district.
- 776-54-BZ**—Vol. II—B.Bx.—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx, Alt. 549-56—re extension of commercial building; area excessive—residence use district.
- 274-26-BZ**—Vol. II—B.Bx.—3349-3357 East Tremont avenue, north side, 70 ft. east of Baisley avenue, Block 5311, Lot 7, Borough of The Bronx, Alt. 313-56—re proposed extension of the existing commercial building in the residence use portion.
- 103-39-BZ**—Vol. II—B.Q.—196-19 to 196-29 Linden boulevard and 116-44 to 116-52 197th street, northwest corner, Block 11068, Lot 115, St. Albans, Borough of Queens, N.B. 1890-56—re gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs; ground sign—local retail use district.
- 192-53-BZ**—Vol. II—B.Bx.—1102-1110 Metcalf avenue and 1661-1669 Watson avenue, northeast corner, Block 3747, Lot 88, Borough of The Bronx, N.B. 994-56—re gasoline service station, lubritorium, minor repairs, car washing, parking of motor vehicles awaiting service, etc.—residence use district.
- 677-54-BZ**—Vol. II—B.M.—413-415 West 150th street, north side, 93 ft. 2 in. east of Convent avenue, Block 2065, Lot 22, Borough of Manhattan, Alt. 641-56—re change of one non-conforming use—garage and dead storage of autos to another non-conforming use—garage, storage of roofing materials and sheet metal shop for not more than 5 people employed at factory work—residence use district.
- 247-49-BZ**—Vol. II—B.B.—20-24 Snyder avenue, south side, 146 ft. 11¼ in. east of Flatbush avenue, Block 5109, Lots 18 and 15, Borough of Brooklyn, Alt. 1043-56—re casket show room in business use district.
- 132-33-BZ**—Vol. II—B.Bx.—730-754 East Fordham road and 2506-2510 Crotona avenue, southeast corner, Block 3116, Lot 15, Borough of The Bronx, Alt. 338-56—re gasoline service station, lubritorium, minor auto repairs, car washing, store, parking and storage of motor vehicles, etc.; curb cuts; porcelanize the front and the 2 sides.

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DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Are and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept.	15, 1955.
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb.	1, 1955.
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb.	22, 1955.
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	May	22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets: Protective Methods to Prevent Contamination of Water Supply)	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JULY 10, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 10, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubricatorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubricatorium, auto repairs, office and addition of boiler room.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

Laid over from June 12, 1956, to July 10, 1956, for inspection and decision; hearing closed.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

Laid over from June 12, 1956 to July 10, 1956, for inspection and decision; hearing closed.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 30, 32 and 35, Edgemere, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed; then to July 10, 1956, for inspection and decision; hearing previously closed.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Lougo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-39 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed; then to July 10, 1956, for inspection and decision; hearing previously closed.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of

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the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

Laid over from June 5, 1956 to June 19, 1956, for applicant to file revised plans as to Lot No. 4; hearing closed; then to July 10, 1956, for inspection and decision; hearing closed.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, at request of objector, applicant concurring; then to June 19, 1956, at the request of an objector; hearing previously closed; then to July 10, 1956, for applicant to obtain a new decision in connection with the new amendment to the zoning resolution as to junk yards, and for inspection and decision; hearing closed.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

Laid over from June 12, 1956, to June 19, 1956, at request of objector, applicant concurring; then to July 10, 1956, for inspection and decision; hearing closed.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A.M.; notices to be sent out in accordance with the regular procedure; then to July 10, 1956 for inspection and decision; hearing closed.

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business

1 and residence use district, proposed parking lot, extending into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.

SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7i and 7j of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office.

PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

Laid over from June 19, 1956, to July 10, 1956 for inspection and decision; hearing closed.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105 and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

Laid over from June 19, 1956, to July 10, 1956 for inspection and decision; hearing closed.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kaplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kaplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

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SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubricatorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U. Block 7370, Lot 58, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

Laid over from June 26, 1956 to July 10, 1956, at the request of attorney for objectors; no further requests for adjournment to be entertained.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

1035-55-BZ

APPLICANT—Irving Kirehenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence

use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed.

809-52-BZ

APPLICANT—John J. Tricarico, for Celia Kenney, owner.

SUBJECT—Application reopened June 12, 1956 for consideration as to extension of time to complete, expired June 2, 1954—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—10301-10307 Glenwood road and 665-675 East 103rd street, northeast corner, Block 8172, Lot 8, Borough of Brooklyn.

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from storage garage for more than 5 motor vehicles, lubricatorium, motor vehicle repair shop, for motor vehicles dealt in by automobile agency, to warehouse, packaging, mailing and office.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

766-55-A

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application August 8, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

210-21-BZ—Vol. II

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy of a 5 story building from administrative locker room, clinics, etc. formerly occupied by Dept. of Hospitals, to offices for use by the Board of Higher Education.

PREMISES AFFECTED—535-545 East 80th street and 18-26 East End avenue, northwest corner, Block 1577, Lot 23, Borough of Manhattan.

956-27-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Max Meyers, owner (Al Goldman, lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed extension and erection of a gasoline service station, sales of accessories, car washing, lubricatorium, parking and storage of more than 5 motor cars, and addition of motor vehicle repair shop and ignition service.

PREMISES AFFECTED—1508-1510 Jerome avenue, east side, 105.41 ft. north of East 172nd street, Block 2846, Lot 6, Borough of The Bronx.

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176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—Application reopened April 3, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a car washing, storage, minor repairs, with hand tools only, gasoline service station, office, sales room, lubritorium, parking and storage of motor vehicles.

PREMISES AFFECTED—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Lucie Blaesius, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the conversion of an existing premises consisting of a carpenter shop, dwelling, 10 car metal garage, tire, battery and ignition service, to a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, parking and storage of cars.

PREMISES AFFECTED—2165-2175 Southern boulevard and 820 East 182nd street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaubeux, for Eva Jocknowitz and DeKalb Properties, Inc., owners (Waldbaum, Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A, 6j and 21 of the zoning resolution, to permit in a building located partly within a business and residence use district a proposed market with provision for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft. west of Summer avenue and 353 Kosciusko street, north side, 205 ft. 2½ in. west of Sumner avenue, Block 1782, Lots 27 and 51, Borough of Brooklyn.

121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a building for the proposed use of locker and rest rooms for adjoining machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

403-54-BZ

APPLICANT—John F. Danko, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a retail and residence use district the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars, and the additional uses of auto laundry (non-automatic), and parking of motor vehicles awaiting service, with business entrance within 75 ft. of the residence use district.

PREMISES AFFECTED—30-51 81st street, northeast corner of 31st avenue, Block 1130, Lot 40, Jackson Heights, Borough of Queens.

910-54-BZ

APPLICANT—Maxfield Blaubeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubritorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

653-55-BZ

APPLICANT—Gabriel Nathan, for Peter Tessler, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a retail use district the construction of a public garage, gasoline service station and auto repair shop.

PREMISES AFFECTED—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens.

719-55-BZ

APPLICANT—Lama, Proskauer and Prober, or Isaac V. Cohen, owner.

SUBJECT—Application August 19, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1202-1224 Prospect avenue, east side, 180 ft. north of Stebbins avenue and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of The Bronx.

831-55-BZ

APPLICANT—Burke, Green and Groh, for Edward J. Riesbeck and Dr. Andrew Presto, owners.

SUBJECT—Application October 20, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a drive in restaurant and free parking for patrons cars.

PREMISES AFFECTED—85-15 Astoria boulevard, northwest corner of 86th street, Block 1097, Lot 8, Jackson Heights, Borough of Queens.

949-55-BZ

APPLICANT—Herman E. Horwood, for H. J. B. Service, Inc., owner.

SUBJECT—Application December 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district a new curb cut, accessory to gasoline service station.

PREMISES AFFECTED—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F. H. D. Corporation, owner (Par-Mar Motors, Inc., lessee).

SUBJECT—Application December 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business district the change of occupancy from storage garage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle repair shop, welding, painting and spraying in a building located partly within a business district.

PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

72-56-BZ

APPLICANT—Robert Gottlieb, for Milton Posmentier, owner.

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SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of 15 motor vehicles of passenger car type for a term of 5 years.

PREMISES AFFECTED—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx.

253-56-BZ

APPLICANT—George B. Duckowney, for Edith Linnea Jacobson, owner.

SUBJECT—Application March 28, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the construction of a one story building to be occupied as retail stores.

PREMISES AFFECTED—160-02 to 160-10 Horace Harding expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens.

359-56-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for Sealantic Fund, Inc., owner of land (The Protestant Center—owner of building and lessee of land).

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area, class 1½ height district, the erection of an 18 story office building of class 1 construction, exceeding the permissive coverage and exceeding the permissive height limit.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

407-56-BZ

APPLICANT—Paul Friedman, for Richmond Hill Savings Bank and Joseph Boesch, owners (vendee under contract, Richmond Hill Savings Bank).

SUBJECT—Application June 4, 1956—re (decision of the borough superintendent) under section 7c and 21 of the zoning resolution, to permit in a residence use district the erection of an extension to an existing bank building located on the business use district portion of the plot and to permit in a C area district the coverage of a greater area of the lot than is permitted by Sec. 13(b) of the zoning resolution.

PREMISES AFFECTED—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9 (formerly Lots 9 and 12), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 10, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

544-53-SA

APPLICANT—McDowell Sprinkler Corp., for Star Sprinkler Corp., owner.

SUBJECT—Application July 9, 1953—Star 6" Dry Pipe Valve, Model C (for dry pipe sprinkler systems).

492-53-SA

APPLICANT—McDowell Sprinkler Corp., for Star Sprinkler Corp., owner.

SUBJECT—Application June 18, 1953—Star Exhauster, Model B (device for dry pipe sprinkler systems).

758-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application September 7, 1955—Gilbarco Gasoline Dispensing Pumps, Models CFP1D-1, CFP1D-3, CFP1D-13, CFP1D-22, CFP1D-23, CFP2D-7, CFP2D-13, CFP2D-22, CFP2D-23 and CFP2D-24.

845-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application October 19, 1955—Gilbarco Remote Control Gasoline Dispensing Pump Units, Models RCP1, RCP2, RCP3 and RCP400.

989-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application November 9, 1955—Gilbarco Dual Gasoline Dispensing Pump, Model 104D and Gilbarco Dual Remote Control Gasoline Dispenser, Model 104DRC.

881-55-SA

APPLICANT—Hoyt Manufacturing Corporation, owner.

SUBJECT—Application October 21, 1955—Dryerette, Jr. (laundry dryer).

12-55-SA

APPLICANT—The Uni-Mac Company, owner. (Fowler Equipment Company, agent).

SUBJECT—Application January 10, 1955—Uni-Mac Twin Washer, Model 202.

70-53-SM

APPLICANT—Vermiculite Industrial Corporation, owner.

SUBJECT—Application December 17, 1952—V.I.C. Brand Vermiculite.

667-54-SA

APPLICANT—Berger Furnace Corporation, owner.

SUBJECT—Application July 29, 1954—Berger Gas-Fired Warm Air Furnaces, Models BGA140F, BGA160F, BGB75R, BGB135R, BG65G, BGB85G, BGB105G, BGA120G, BGB140G, BGB75F, BGB95F, BGB120F and V.

915-53-SA

APPLICANT—General Oil Heating Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional trade names—re Genoco Oil Burner, Model B-3; previously approved.

246-54-SA

APPLICANT—Quiet Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional model—re Quik Heat Suspended Oil Furnaces, Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU and 300-SU; previously approved.

894-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewett Eq. Co., agent).

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional models of Mueller Oil Burners—re Mueller Climatrol Oil-Fired Conversion Burner, Models 450 and 460; previously approved.

545-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional model gas ranges—re Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A; previously approved.

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497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to use in garages—re Nesbitt Gas-fired Unit Heater, Models G25-F, G50-F, G75-F, G100-F, G130-F, G170-F and G200-F; previously approved.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4043-4039 3rd avenue, west side, 100 ft. 11½ in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Luperco ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

619-55-A

APPLICANT—Raymond Irrera, for Long Island City Savings and Loan Association, owner.

SUBJECT—Application July 22, 1955—Appeal from a decision of the borough superintendent—re connecting frame building to brick building.

PREMISES AFFECTED—37-08 to 37-10 Broadway, south side, 50 ft. east of 37th street, Block 655, Lots 36 and 37, Long Island City, Borough of Queens.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

375-56-A

APPLICANT—William R. Shirley, for First Unitarian Church of Flushing, owner.

SUBJECT—Application May 21, 1956—Appeal from a decision of the borough superintendent—frame building—public use.

PREMISES AFFECTED—147-06 Ash avenue, south side, 100 ft. east of 149th street, Block 5378, Lot 26, Flushing, Borough of Queens.

275-49-A

APPLICANT—Gerta Friedlander, for Richard Scheuer and Gerta Friedlander, co-partners, d/b/a Lafayette Garden Nursing Home Company, owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, Department of Buildings—relating to construction and egress, reopened May 22, 1956 to consider amendment as to omission of boiler room partition.

PREMISES AFFECTED—447 Clinton avenue, east side, 151 ft. north of Gates avenue and 438 Waverly avenue, west side, 151 ft. north of Gates avenue, Block 1961, Lot 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S. P. R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

Laid over from June 26, 1956, to July 17, 1956, for applicant to report as to the private easement and also to file revised plans showing retaining wall and grading of plot, for further consideration by the Board; hearing closed.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello, owner (Eledeliza Oliver, Executrix).

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit

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in a business use district the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop. PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

Laid over from June 26, 1956, to July 17, 1956, for further inspection and decision; hearing closed.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the maintenance of existing uses of display and sales and storage of building materials, with proposed extension to the existing building for off-street loading and unloading, using more than the area permitted, also the maintenance of a proposed carpenter and woodworking shop, equipped with power saws, spindler, drill press and joiner.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-820 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

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PREMISES AFFECTED—83-83 to 83-89A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Application reopened and restored to docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956; then laid over to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for applicant to file seven complete sets of plans; then to June 12, 1956, for inspection and decision; applicant to file additional plans, showing original conditions; then to July 3, 1956, for inspection and decision; then to July 17, 1956, for applicant to file revised plans showing a masonry wall 5 ft. 6 in. high along Lloyd road, planting on the corner and with a steel picket fence along the lot line adjoining the property of the same owner at the end toward the west.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

Laid over from June 19, 1956, to July 3, 1956, at request of the applicant; then to July 17, 1956, at request of attorney for the applicant.

420-48-BZ—Vol. II

APPLICANT—Ervin Palmer, for Douglas Baker, owner (Ruby Harris, lessee).

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the proposed change of use from a gasoline service station, auto washing, lubritorium, office, accessory sales, storage of auto accessories and parking lot for more than 5 motor vehicles; 2 new curb cuts in residence zone for business use, is contrary to Art. II, Sec. 3 of Zoning Resolution.

PREMISES AFFECTED—53-01 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner, Block 377, Lots 58, 62, 64 and 66, Borough of Queens.

436-49-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 12, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station, accessory building and parking

and storage lot covered by certificate of occupancy #124829 together with conjunctive uses of lubrication, car washing, and to include the additional uses of minor auto repairing with hand tools only and the sale of new and used cars.

PREMISES AFFECTED—1550 Bedford avenue, west side, from Eastern parkway to Union street, Block 1266, Lot 36, Borough of Brooklyn.

644-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Bonsam Realty Corp., owner (Norwood Garage, Inc., lessee).

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and maintenance of an existing building for use as a storage garage, gasoline station and office, and for lubrication, car washing and 6 additional gasoline storage tanks and under 7i minor motor vehicle repairs with hand tools and under 7h parking and storage of more than 5 cars.

PREMISES AFFECTED—1522-1528 Southern boulevard, northeast corner of East 172nd street, Block 2982, Lot 1, Borough of The Bronx.

1197-23-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for 728 Southern Blvd. Corp., owner (Commodore Garage Corp., lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the reconstruction and maintenance of an existing building as a storage garage, stores, motor vehicle repairs, brake service and gasoline service station with customary accessory uses.

PREMISES AFFECTED—729 Bruckner boulevard, west side, 200 ft. south of East 156th street and 728 Southern boulevard, Block 2729, Lot 12, Borough of The Bronx.

41-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for B. A. Nicholson, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and retail use district, the proposed use of more than 5% of the total floor area in that portion of the building which is located in the retail district, and more than 25% of the total floor area of the building, in that portion of the building located in the business use district, for manufacturing purposes.

PREMISES AFFECTED—3598-3600 Jerome avenue, east side, 35.08 ft. north of East 213th street, Block 3329, Lots 85 and 92, Borough of The Bronx.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

556-55-BZ

APPLICANT—Fred C. Dahlem, for Louis J. Sonderlich, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2875-2877 Briggs avenue, west side, 182.96 ft. south of East 199th street, Block 3302, Lot 50, Borough of The Bronx.

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683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th avenue and 48-01 to 48-11 60th street, southerly corner and 60-01 to 60-17 Connecting highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

16-55-BZ

APPLICANT—Samuel Rosenblum, for Estate of Leo Schlesinger (Gustave M. Minton, Jr., owner of ground) for 637 Avenue Corp., lessee of ground and owner of building under long term lease.

SUBJECT—Application January 12, 1956—re (decision of the borough superintendent) under section 19A of the zoning resolution, to permit in restricted retail use district, B Area 2 time height district, the erection of a 19 story fireproof office building with no warehousing and no loading or unloading of merchandise, eliminating the required loading berth.

PREMISES AFFECTED—633-643 Madison avenue and 31-39 East 59th street, northeast corner, Block 1374, Lot 21, Borough of Manhattan.

776-55-BZ

APPLICANT—Patrick D. Concagli, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

953-55-BZ

APPLICANT—Moritz Simon, for Pem Realty Corp., owner (Seymour Chasenoff, lessee).

SUBJECT—Application December 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an existing dry cleaning establishment in the first story corner store of a 5 story Class A Multiple Dwelling.

PREMISES AFFECTED—41-43 Wadsworth avenue and 619 West 175th street, northeast corner, Block 2144, Lot 1, Borough of Manhattan.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

18-56-BZ

APPLICANT—Robert Teichman, for Broadway-Lafayette Corp., owner.

SUBJECT—Application January 3, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, proposed use of a cellar and basement as a garage for parking and storage of more than 5 motor vehicles, in a 12 story and basement office building.

PREMISES AFFECTED—346-348 Broadway, east side, from Leonard street to Catherine lane and Lafayette street and 50 Lafayette street, Block 170, Lot 6, Borough of Manhattan.

191-56-BZ

APPLICANT—Victor E. Block, for Aaron Garston, owner.

SUBJECT—Application March 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of an existing 2 car garage (contrary to C. O. 1411-50) and proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—1707-1711 Montgomery avenue, west side, 98.66 ft. north of West 176th street, Block 2877, Lots 477 and 479, Borough of The Bronx.

236-56-BZ

APPLICANT—Albert Melniker, for Hanco Realty and Finance Corp., owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, hand tools only, sale of accessories and parking for more than 5 motor vehicles.

PREMISES AFFECTED—455 Forest avenue and 489 Hoyt avenue, northeast corner, Block 135, Lot 1, West New Brighton, Borough of Richmond.

262-56-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the proposed erection and maintenance of a telephone exchange, including accessory parking on unbuilt upon portion of plot.

PREMISES AFFECTED—5180 Amboy road, south side, 201.58 ft. east of Ruggles street, Block 6511, Lot 111, Annadale, Borough of Richmond.

299-56-BZ

APPLICANT—Harry Leibowitz, for Anna Epstein, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of a retail store on the first floor and alteration from 2 to 4 apartments in a 3 story building of class 3 construction.

PREMISES AFFECTED—229 Kingston avenue, east side, 20 ft. north of Sterling place, Block 1244, Lot 2, Borough of Brooklyn.

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267-56-BZ

APPLICANT—Rochelle Ricca, owner.
SUBJECT—Application April 10, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a one family dwelling, without required side yards, without required parking space, and located in rear yard.
PREMISES AFFECTED—221-2 110th avenue, south side, 271.79 ft. west of 223rd street, Block 11203, Lot 22, Queens Village, Borough of Queens.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.
SUBJECT—Application April 20, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles.
PREMISES AFFECTED—405-517 McDonald avenue, east side, 300 ft. south of Albermarle road and 298-306 East 2nd street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

42-56-BZ

APPLICANT—Paul Friedman, for Carmine A. Ventiera and Anne Reimer, as Executors of the Estate of Catherine J. Haubt, owner.
SUBJECT—Application January 23, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto washing (non-automatic) office, storage and sales of auto accessories, parking for more than 5 motor vehicles.
PREMISES AFFECTED—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn.

86-56-BZ

APPLICANT—Andrew DiCamillo, for Jean and Betty Sternbach, owners.
SUBJECT—Application February 7, 1956—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, proposed change of occupancy from store and storage to auto repair shop and parking of cars waiting to be serviced.
PREMISES AFFECTED—8818 4th avenue, west side, 40 ft. north of 89th street, Block 6062, Lot 40, Borough of Brooklyn.

107-56-BZ

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.
SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a restricted retail and residence use district, the proposed reconstruction and use of the roof of an existing public garage, for parking of more than 4 motor vehicles.
PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

108-56-A

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.
SUBJECT—Application February 15, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction.
PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

102-56-BZ

APPLICANT—Robert Teichman, for 56th and Seventh Co., owner (David Cronheim and Sigmund Dornbusch, partners).
SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7(e) of the zoning resolution, to permit in a business and restricted retail use district the erection and maintenance of a non-storage garage for more than 5 motor vehicles including roof parking.
PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue, Block 1028, Lot 38, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JULY 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

242-56-SM

APPLICANT—The Jennison-Wright Corp., owner. (Daniel W. Thomson, agent.)
SUBJECT—Application March 8, 1956—Kredolite Flexible Strip End Grain Wood Block, Size 1½" and Kreolite (creosoted) End Grain Wood Block, Sizes 2", 2½" and 3".

836-55-SA

APPLICANT—Eureka Williams Co., Div. of Henney Motor Co., Inc., owner.
SUBJECT—Application November 17, 1955—Williams Oil-O-Matic Hi Pressure Oil Burner, Model 5520.

835-55-SA

APPLICANT—Eureka Williams Co., Div. of Henney Motor Co., Inc., owner.
SUBJECT—Application October 17, 1955—William Oil-O-Matic Hi Pressure Oil Burner, Model 5520F.

152-56-SM

APPLICANT—Celanese Corp. of America, owner.
SUBJECT—Application February 14, 1956—Celanese Corp. of America Drapery Fabric, Type 10/5824-1.

314-55-SM

APPLICANT—Frederick Blank & Company, Inc., owner.
SUBJECT—Application April 11, 1955—Permon (wall covering).

995-55-SM

APPLICANT—Frederick Blank & Company, Inc., owner.
SUBJECT—Application December 8, 1955—Fabron (coated wall covering).

297-55-SA

APPLICANT—Besser Metal Products Corp., owner.
SUBJECT—Application March 30, 1955—Besser Horizontal Oil Burning Furnaces, Z-90, Z-125, Z-190, Z-250 and Z-400.

557-39-SA

APPLICANT—Harold Massey, for American-Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application May 3, 1939—2 GA Standard Ideal Gas-fired Boiler.

735-48-SA—Vol. II

APPLICANT—The Mettler Co., Inc., Division of the Eclipse Fuel Engr., Co., owner. (Gale Engineering Company, agent.)

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SUBJECT—Application reopened March 15, 1955 as Vol. II for test and report as to change of ownership—re Meettler Entrained Gas Burners and Fan Air Mechanical Draft, Automatic Gas Burners; previously dismissed—re Mettler Fan-Air Packaged Gas Burner, Models 4FR through 42Fe; approval of.

387-48-SA

APPLICANT—Burns Heating Supply Company, for Reznor Mfg. Co., owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to change in model designation—re Reznor Automatic Forced Air Gas Heaters, Models 4630, 4645, 4660 and 4675; previously approved.

190-47-SM

APPLICANT—Detroit Steel Products Company, owner.

SUBJECT—Application for consideration—reopened September 14, 1954 as to amendment to resolution as to additional sections of Detroit Steel Roof Sections—re Fenestra Holorib Roof Deck; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to labeling—re Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition systems); previously approved.

982-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopened January 17, 1956 as to amendment to resolution as to change of name—re Gold Bond Acoustipanel System (sound absorption and fire-resistant ceiling); previously approved.

342-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to labeling—re Gold Bond Metal Lath and Lathing Accessories (for use in plastering operations); previously approved.

620-39-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopened June 2, 1954—re amendment as to additional plants—re USG Sheathing and Samson Gypsum Sheathing; previously approved.

309-46-SA

APPLICANT—Wayne Home Equipment Company, Inc., owner.

SUBJECT—Application for consideration—reopened November 29, 1955 as to amendment to resolution as to marketing under additional trade names—re Wayne Oil Burner, Model O; previously approved.

427-52-SM

APPLICANT—Lawrence Urdang, for Marlux Corp., owner.

SUBJECT—Application for consideration—reopened January 31, 1956 as to amendment to resolution as to installation in sprinklered locations—re Marlux (light diffuser); previously approved.

1439-39-SM—Vol. II

APPLICANT—Imperial Brass Manufacturing Company, owner.

SUBJECT—Application reopened November 15, 1955 as Vol. II—Imperial Vacuum Breaker, Model M1314 (to be used in conjunction with direct flushing valves), approval of.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner.

SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent—re use of frame structure for school use.

PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

487-49-A—Vol. II

APPLICANT—William A. Giesen, for John Tricarico, owner.

SUBJECT—Application reopened March 20, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—579-585 East 184th street, north side, 72.47 ft. east of Hoffman street, Block 3065, Lot 7, Borough of The Bronx.

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

448-56-A

APPLICANT—Julius Eckmann, for Eldicon Corporation, owner.

SUBJECT—Application June 18, 1956—Appeal from a decision of the borough superintendent—re egress, etc.

PREMISES AFFECTED—9-15 Murray street, north side, 155 ft. 5¾ in. west of Broadway, Block 134, Lot 1, Borough of Manhattan.

447-55-A—Vol. II

APPLICANT—Harry Moswokitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

637-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Midwood Manor Nursing Home, owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction and egress.

PREMISES AFFECTED—966-970 Ocean parkway, west side, 140 ft. north of Avenue J. Block 6518, Lots 59 and 61, Borough of Brooklyn.

459-56-A

APPLICANT—Goldwater and Flynn, for Fifty West Forty-Fourth Corp., owner.

SUBJECT—Application June 21, 1956—Appeal from a decision of the borough superintendent—re fire windows.

PREMISES AFFECTED—48-76 West 44th street, 51-75 West 43rd street and 1120-1136 Avenue of The Americas,

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east side, from West 43rd to West 44th streets, Block 1259, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.
SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 29, 1956 to June 12, 1956, for applicant's presence at public hearing; then to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfoñd, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

Laid over from June 5, 1956, to June 12, 1956, at request of objector; application concurring; then to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a resi-

dence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

Laid over from June 12, 1956, to July 3, 1956, for applicant to file revised plans giving consideration to the grade of plot; date for inspection to be set; hearing closed; then to July 24, 1956, for inspection and decision.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant, Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit Boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall; then to June 19, 1956, for consideration and decision; then to July 3, 1956, for applicant to file adequate plan; hearing previously closed; then to July 24, 1956, for applicant to file revised plan in order to give sufficient room for proposed pumps; applicant to consult with the Board of Transportation for their approval before submitting such revised plans to the Board.

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683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the reconstruction and extension in area of existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under Cal. 683-29-BZ—Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.

PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection, further consideration and decision; and for applicant to file revised plans, eliminating ramp to second floor; hearing closed.

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubritorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of 2 buildings (not accessory to each other) on 1 lot.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot 1, St. Albans, Borough of Queens.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed extension in area of an existing parking lot, for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

Laid over from July 3, 1956 to July 24, 1956, for inspection if necessary and decision; hearing closed.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application November 7, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—113-46 to 113-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under sections 7a and 7i of the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubritorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

CALENDAR

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubritorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

Laid over from July 3, 1956, to July 24, 1956, for inspection and decision; hearing closed.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

179-55-A

APPLICANT—Sidney Daub, for Harriet Fybush, owner.

SUBJECT—Application February 28, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—93 Crosby street, east side, 195

ft. south of Prince street, Block 496, Lot 8, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 14, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 14, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules, adoption of.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 18, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 18, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 18, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.

SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner re refrigerating system.

PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 3, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 19, 1956, were ap-

proved as printed in the Bulletin of June 26, 1956, Vol. 41, No. 26.

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sec-

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tions 7f and 7i of the zoning resolution, to permit in a retail use district, the reconstruction and extension in area of existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under Cal. No. 683-29-BZ Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.

PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch and Vincent Piamplano.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and Charles J. De Peri, Board of Education.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 at Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Stanley W. Kallman and David Kraus.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A.M. at request of attorney for the applicant.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: None.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of existing garages formerly accessory, for rental purposes, and parking on unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

APPEARANCES—

For Applicant: James R. Curreri.

For Opposition: Joseph Klementowicz and Benjamin Fischel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Fred C. Dahlem and Getty Charkin.

For Opposition: Joseph G. Glass, Edward Handelman, Donald C. Farber, Arthur Faistel, Stewart W. Richards, D. Russell and Frieda Langer Lazarus.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and Edward Senft.

For Opposition: Bernard Ekstein, Sampel Bonum, I. L. Slifkin, F. Levittan, M. Greenberg, Fay Danzig, Samuel Sussman, Toby Arlen, Gertrude Stormwind, Celia Goldman, Mae Kalish, Dora Yentis, Mary K. Nagler, Bessie Levine, Abraham Yentis, Sadye Horowitz, Morris Hindin, Eva Slifkin, Max Levinstone, Lottie Kampe and Leonard Yentis.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection, further consideration and decision; and for applicant to file revised plans, eliminating ramp to second floor; hearing closed.

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and Edward Senft.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for revised plans, inspection, further consideration and decision in conjunction with Cal. 448-46,BZ, Vol. IV; hearing closed.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubritorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of two buildings (not accessory to each other) on one lot.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union Turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: G. Redleaf.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed extension in area of an existing parking lot, for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben A. Lazarus, I. Alan Harris, Jacob Barash, Jacob Himmelstein and Phoebe M. Tompkins.

For Opposition: Albert M. Barbieri, Mary De Fityspi, Mrs. T. Valento and Thomas A. Yesko.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection if necessary, and decision; hearing closed.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Frederick L. Flynn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A.M. for applicant to file revised plans showing a masonry wall 5 ft. 6 in. high along Lloyd road, planting on the corner and with a steel picket fence along the lot line adjoining the property of the same owner at the end toward the west; hearing previously closed.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of East 108th street, Block 8235, Lot 10, and part of Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over; referred to Engineer for new date of hearing; no notices have been sent out or proof of service submitted.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for applicant to file revised plan in order to give sufficient room to proposed pumps; applicant to consult with the Board of Transportation for their approval before submitting such revised plans to the Board; hearing closed.

MINUTES

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph A. Braucato.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding Expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Kraushaar.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and Charles J. De Peri, Board of Education.

ACTION OF BOARD—Laid over to September 18, 1956 at 10 A.M. for additional information as to the plans for the new school building proposed on Block 6886; hearing closed.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp. owner.

SUBJECT—Application November 7, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a business use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick and Max Sadowsky.

For Opposition: Mrs. Grace A. Sargeant, Morris Moskowitz and James Lessie.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—113-46 to 113-76 (113-60 official) Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Milton Pravitz, Mrs. C. Feldheim, Mrs. K. Daniels, Mary Melnick, Louise Brandt, Mr. E. Trotter and Mr. Thomas A. Lannon.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Peter Deutsch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—(decision of the borough superintendent) under sections 7a and 7i of the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubritorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

1035-55-BZ

APPLICANT—Irving Kirschenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—(decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Kirschenbaum, Michael Christon and Reuben A. Lazarus.

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For Opposition: John P. Fox and S. Bodian, for City Construction Co-Ordinator.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district, the erection of two buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Irving Lew and C. Krause.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubricatorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th Avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Murray J. Elbaum.

For Opposition: Joseph Cotler, Frank S. Samansky, Samuel Berloff, Ida Ciumei, Maria Occhiogrosso, Rose Zoda, Mrs. Michael Menditto, Mrs. Jack Schcier, Sara D'Amato, Mrs. Frieda Fliegel, Pauline Ohl, Mrs. Nancy Tedesco, Anna Albanese, Frieda Sanders, Lillian Germaine, Charlotte Andersson, Mollie Meinowitz, Ethel Miller, Bill Addalli and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Opposition: Mrs. C. P. Stabford, Mrs. F. B. Fox, Thomas Crowe, William E. Gerke, Jr. and Louis Melfi.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

69-36-BZ—Vol. II

APPLICANT—Office of the President of the Borough of Brooklyn, for City of New York, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension and alteration of a building, and change of use from carpenter shop, welding shop, store room, asphalt roller storage and open storage shed to carpenter shop, office, storage room, sign shop, spray room and sign storage.

PREMISES AFFECTED—5511-5629 19th avenue, northeast corner of 57th street, Block 5495, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hyman Cleon.

For Opposition: Frank S. Samansky, Bess F. Prassos, Mary Bekas, Anna Ewca, Mrs. Joseph Romano, Andrew Mamagakis, Joseph Gioia, Anna Mae Lozito, Frank Carotenuto, Charles Fozito, Theresa Marino et al.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly	4
Negative	0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 1, 1956 subject to regular procedure, to consider extension of building; and

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 57th street are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1956 acting on Alt. Applic. 851-56, reads:

"1. Proposed extension and alteration to a building and change of use from carpenter shop, welding shop, storeroom, asphalt roller storage and open storage shed to carpenter shop, office, storage room, sign shop, spray room and sign storage in a residence zone is contrary to Art. II, PP. 3 of the Zoning Resolution and contrary

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to the Bd. of Standards and Appeals variance under Cal. No. 69-36-BZ." and

WHEREAS, the applicant states that the premises consist of a plot, 415 ft. frontage by 112 ft. 10 in. in depth, on which are located three 1-story buildings, 163 ft. by 34 ft.; 100 ft. by 60.5 ft. and 18 ft. by 33 ft.; and

WHEREAS, the applicant states that under Cal. No. 69-36-BZ, the following was legalized: 1st floor—carpenter shop, welding shop, store room, asphalt roller storage and open storage shed; basement—low pressure steam boiler; that the dimensions of the lot are as follows: 414 ft. 7 in. by 87 ft. 9 in. by 409 ft. 4 in. by 112 ft. 10 in.; building dimensions are 163 ft. by 34 ft.; and

WHEREAS, the applicant contends that the dimensions of the lot remain the same as above stated; that the addition and alterations consists principally of an extension of approximately 17 ft. to the existing building and which is to be used for small street sign paint spraying operations and street sign storage; that it is proposed to enclose the open storage sheds for use as street sign shop, relocate the carpenter shop and eliminate the welding shop and asphalt roller storage; and

WHEREAS, the applicant states that the present owner has held title to the property since October 29, 1896 and that the building was erected in 1936; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e to permit the extension of the building substantially as proposed and as indicated on plans filed with this application marked "Received April 10, 1956", 2 sheets, and "May 25, 1956", one sheet. *on condition* that the spraying shall be as approved by the State Labor Department and shall be of a type that will control the fumes; that the welding shop and the asphalt roller storage shall be omitted as proposed and the carpenter shop may be relocated as proposed in such plans; that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the premises as a whole are maintained and occupied by the Borough President of Brooklyn; and that all permits including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

624-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e and 7i of the zoning resolution, to permit in a business use district, the proposed auto repair shop with hand tools only, no body and fender work, and car washing and polishing.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Herman Wald.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and Charles J. De Peri, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 10, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; Waring avenue is in business and residence use, B area, class 1½ height districts; White Plains road is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 3, 1955 acting on Alt. Applic. 1034-55, reads:

"1. Proposed auto repair shop with hand tools, no body or fender work, car washing and polishing on a lot located in a Business use district s contrary to Art. 2, Sec. 4a, items 28 and 52 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 24.93 ft. frontage by 83.11 ft. in depth, irregular, on which is located a one story building of class 4 construction 24.11 ft. by 35 ft. and 18 ft. by 11 ft., now used as auto repair shop; that it is proposed to maintain auto repair shop, with hand tools only, no body or fender work, and car washing and polishing; and

WHEREAS, the applicant states that the plot is an irregular parcel of land 24.93 ft. front on Boston road, 83.11 ft. on Waring avenue and 55 ft. rear lot line and 71.78 ft. north lot line; that a one story metal frame building was erected on the plot, the building being 15 ft. by 35 ft., under N.B. 986-27 and upon completion certificate of occupancy No. 2507 was issued on December 5, 1927 for an auto laundry; that combustible permits were issued to the lessee from 1934 to 1950; and

WHEREAS, the applicant states that on January 15, 1937 the department of buildings wrote the lessee that due to the fact that the fire department had issued permit No. M-53799 on March 6, 1931 for auto laundry, brake service, ignition work, light welding work with not more than 4 cars, that prosecution would be held in abeyance if no nuisance were created by the repairing of motor vehicles; that in 1951 the fire department issued order No. 82208LC requesting discontinuance of the repair of motor vehicles; that on September 24, 1954 the department of buildings, by letter, gave permission to conduct an auto laundry and polishing service, but that the frame extension which was erected and connected to the metal frame building without permission, must be removed, including parking of cars on the remainder of the lot; and

WHEREAS, the applicant contends that the lessee has leased the premises since 1933; that he is a teacher of motor vehicle construction and engine operation in Samuel Gompers high school and opens his shop at 3:30 in the afternoon, after school; that the plot is too small to build on for taxpayers or apartments; that there is a gas station next door but that most of the surrounding property is vacant; that permission is requested for the lessee to conduct this repair shop with hand tools only and to retain the frame extension which will be completely fire retarded inside with ½ in. plaster board and 26 gauge metal, or fire retard with materials such as the Board may demand; that this place has been operated since 1937 without any complaints; and

WHEREAS, the applicant states that the present owner has held title to the property since February 4, 1936; that the assessed valuation of land is \$5,600 and of the building \$900 making a total of \$6,500; that the building was erected in 1927; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district

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regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e and i for a term of five years to permit the uses in the existing building substantially as proposed and as indicated on plans filed with this application marked "Received November 29, 1955", 3 sheets, *on condition* that there shall be no body or fender work; that the use of the premises shall be solely for repairing with hand tools only for adjustments and car washing and polishing, including simonizing; that the requirements of the resolution adopted this day under Calendar No. 28-56-A shall be complied with; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the building shall not be increased in height or area; and that all permits shall be obtained, including a new certificate of occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

28-56-A

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application November 29, 1955—re Appeal from a borough superintendent—frame extension with the fire limits.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Herman Wald.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated November 3, 1955 on Alt. Applic. 1034/55 reads:

"2. Proposed frame extension within the fire limits is contrary to 4.1.2 and 4.2.1 of the Bldg. Code."

and

WHEREAS, the building is one story, 10 ft. in height, 24 ft. 11 in. by 35 ft. irregular in area, of class 4 construction, erected 1927, located on a lot in a business use, B area, class 1½ height district and used and occupied since 1933 as a motor vehicle repair shop and proposed to be used and occupied as a motor vehicle repair shop (no body or fender work) hand tools only and car washing, 2 persons; and

WHEREAS, the applicant states there is an existing metal frame building 15 ft. by 35 ft. in area, erected under N.B. Applic. 986-27 for which certificate of occupancy 2507 was issued December 5, 1927 for use as an auto laundry; that in 1933 the present lessee leased the premises for motor vehicle repairs and operated a repair shop until the Fire Department ordered it discontinued; that a frame extension to this metal building was erected as part of the motor vehicle repair shop; and

WHEREAS, the applicant contends that there are no dwellings; that there is no body or fender work carried on; that all repairs are done with hand tools and consist of brake service, ignition, carburetor work and wheel alignment; that the premises are open from 3:30 p.m., to about 6:30 p.m.; and

WHEREAS, the applicant requests permission to maintain the frame extension by fire retarding it on the inside with 26 gauge metal and ½ in. plaster board and to surface the exterior with asbestos shingles or to provide any other suitable fire retarding or conditions the Board may impose.

Resolved, that the decision of the borough superintendent, dated November 3, 1955, acting on Alt. 1034/55, Objection No. 2 be and it hereby is *modified* and that the appeal be and

it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 624-37-BZ, Vol. II, shall be complied with; and that the fire retarding within the building with plaster board and 26 gauge metal shall be carried out to the satisfaction of the borough superintendent.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district, the extension of the an existing building, using more than the area permitted.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 12, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to July 3, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1¼ height district; National street and 102nd street are in business and unrestricted use, C area, class 1¼ height districts; 103rd street and 42nd avenue are in business and residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1955 acting on Alt. Applic. 23-55, reads:

"1. The covered area of plot is contrary to Art. 4 Sec. 13(b) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 140 ft. in depth, on which is new located a building 84 ft. by 140 ft., irregular, occupied as a retail store and produce storage building; that it is proposed to erect a two story extension to the existing building 43 ft. by 40 ft. plus passageway 7 ft. in width on ground floor, 1st floor to be used at store, 2nd floor as apartment for the owner's use; and

WHEREAS, the applicant states that the permitted square footage of property to be occupied at the time of filing for the existing building in 1953 was 9,150 sq. ft., but due to the fact that two loading berths were provided, the chief engineer of the Borough of Queens permitted an additional 1500 sq. ft. of building to be built because the building is situated on three street fronts; that since that time, the City Planning commission amended the zoning resolution, effective July 22, 1954, which allows 11,000 sq. ft. of area to be occupied by a building; that the proposed building extension has 1,720 sq. ft., therefore the existing building of 10,560 sq. ft. and the proposed extension of 1,720 sq. ft., gives a total of 12,280 sq. ft.; that the square footage in excess of allowable area will be 1,280 sq. ft.; and

WHEREAS, the applicant contends that prior to 1953 the market was operating in a series of old ramshackle buildings converted to stores and due to the increase in business in this area, a new store was erected together with a produce storage warehouse in the rear; that as soon as the new store was

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opened, business tripled due to the wide variety of vegetables that were sold at all times of the year and the new invocation of self-service with a check-out corner; that due to the increase in sales, the owner wishes to expand his business by erecting an addition to the display and sell dairy products and other items that the area warrants, in the way of food; that the subject location is the main shopping and business area of Corona and at present there are additional apartments being built on the outlying sections of Corona which will mean more people will be shopping and buying in this location; and

WHEREAS, the applicant states that the present owner has held title to the property since May, 1935; that the assessed valuation of land is \$40,000 and of the building \$105,000 making a total of \$145,000; that the building was erected prior to 1900; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercises of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Sections 7a and 21, to permit the extension in area, as proposed and indicated on plans filed with this application, marked "Received June 28, 1955", 4 sheets, "May 3, 1956", 2 sheets, on condition that the building shall not be further increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the entire premises on the street floor shall be used as proposed by the Potash Open Air Market; that such space herein permitted shall be used as an addition to the store; that all permits required, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

330-42-BZ—Vol. V

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application reopened May 15, 1956 as Vol. V —re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a one story business building, without required loading berth, and differing in layout from plans approved by the Board under Cal. No. 330-42-BZ Vol. IV.

PREMISES—AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus, Marvin Fine, Albert G. Stillman, Bernard Alpert and Harold G. Corwin.

For Opposition: S. Bodian, City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. V on May 15, 1956 subject to regular procedure, to consider rearrangement and additional uses, and loading berth; and

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning

resolution show that the site and Queens boulevard are in a business use, C area, class 1 height district; 63rd drive is in business and retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 6, 1956 acting on N.B. Applic. 2200-55, reads:

"1. Secure approval of Bd. of Standards and Appeals for proposed changes of store layout as same are not as plans submitted to B of S. under Cal. No. 330-42-BZ.

2. Provide loading area as per Sect. 19A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 86 ft. frontage by 100 ft. in depth, on which is located a one story building of class 3 construction, 86 ft. front by 90 ft. in depth, now under construction; that it is proposed to extend the permitted retail use into the cellar, creating total retail space of 8,000 sq. ft., and omitting the required loading berth; and

WHEREAS, the applicant states that the affected premises are located on the south side of Queens boulevard, 130 ft. west of 63rd drive, and have a frontage of 86 ft. along Queens boulevard and a depth of 100 ft.; that the premises are located in a business use C area and class 1 height district; that by resolution of the Board dated July 12, 1955 bearing Cal. No. 330-42-BZ, Vol. IV, the owner was granted permission to erect a one story basement and store building in a business C district covering more than the area permitted by section 13(b) of the zoning resolution, and so as to permit a second means of egress from the cellar of the proposed building to the lot adjacent to the premises on the south, which lot is in the same ownership as the plot in question; that the building, as proposed at the time of the prior resolution of the Board, indicated that the first floor would be used for 6 separate stores, each of which would have a storage basement; that the indicated total floor space to be used for retail sales, therefore, at that time amounted to 7,740 sq. ft.; that the proposed building is now in process of construction and has been entirely enclosed; that the owner has entered into a lease with a large chain store engaged in the sale of men's clothing, for one store and basement approximately 40 ft. in width; that the proposed tenant, however, is not able to operate its business at the premises unless it can use the basement space beneath the store for retail sales and accordingly the lease is conditioned upon such basement space being legally usable; that in the event this store and basement were to be used for retail sales purposes, the entire floor area of the building devoted to such purposes would amount to approximately 10,670 sq. ft.; that under section 19A of the zoning resolution, a building located in a C area, as in the case in question, having floor space devoted to retail sales totaling in excess of 8,000 sq. ft. but less than 25,000 sq. ft., is required to have one off-street loading berth; that such a loading berth in the case in question, however, would result in unnecessary hardship without any equivalent benefit to the public welfare; and

WHEREAS, the applicant contends that the purpose of section 19A is to prevent the creation of traffic congestion in the area in which the building is located; that to permit the proposed tenant to use its basement space for selling in lieu of storage will in no way increase this tenant's loading and unloading operations at the curb; that the amount of business which the proposed tenant will do will not be affected by the additional basement sales space, but will only facilitate the handling of sales and provide greater room for customers to try on garments, etc.; that there will be no greater amount of garments in the store as a result of the use of such basement space for a sales area; that the same number of garments will be hung along the racks in the basement as would have been hung if the basement space were used only for storage purposes; that accordingly, the use of the basement space for retail sales will in no way create traffic congestion and will not violate the spirit and

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intention of section 19A; that Queens boulevard is one of the most beautiful boulevards in the City of New York; that the facades of the shopping facilities, particularly in the area in which this property is located, are constructed according to the highest standards of dignity for such areas, and in fact, nowhere in this area is there a loading berth on Queens boulevard; that since the only loading berth which could be constructed for the property in question would have to face on Queens boulevard, a strict compliance with section 19A would result in a disfigurement to Queens boulevard in this area; that in fact, many merchants in the area and several civic associations have indicated to the owner that they support this application and would very much regret any loading berth on Queens boulevard in this neighborhood; that the building on the plot in question has already proceeded to the point which to require the construction of a loading berth would result in a prohibitive cost to the owner; that other buildings in the area, all of which were constructed before the enactment of section 19A, contain stores with selling basements and have floor areas devoted to retail sales in excess of the amount permitted without loading berths under section 19A; that such situations exist at Crawford clothes, 95-15 63rd drive, which is the building adjoining the plot in question, and at Famous fashions, 95-02 63rd drive, which is the northwest corner of 63rd drive and Saunders street, at Davega stores, 96-70 Queens boulevard, Howard clothes, 96-66 Queens boulevard and Paris decorators, 96-44 Queens boulevard; that to require the property in question to have such a loading berth, therefore, would result in discrimination against this particular property, which would then be placed at a disadvantage in competing against neighboring buildings, although such neighboring buildings themselves do not have the loading berths required by section 19A; and

WHEREAS, the applicant further contends that it is proposed to separate the store, which will have a selling basement, from the remainder of the building by the construction of an 8 in. cinder block partition in both the basement and the 1st floor; that the result will be as if the space in which the ground floor and basement will be used for selling purposes were an entirely distinct and separate building from the remainder of the structure where the basement space will be used for storage purposes only; that if that portion of the building in which the basement will be used for retail sales purposes were to be treated as a separate building because of this 8 in. cinder block partition, this separate building would have a total floor space devoted to retail sales of approximately 6,500 sq. ft. or 1,500 sq. ft. less than the minimum amount for which a loading berth is required under section 19A; that the granting of permission to use approximately 40 ft. of the basement space for retail sales purposes in the proposed building without requiring an off-street loading berth would be entirely within the spirit and intent of section 19A, would not result in any increase of loading or unloading operations at the curb or in the creation of any traffic congestion; and

WHEREAS, the applicant states that the present owner has held title to the property since October 1, 1940; that the assessed valuation of land is \$86,000 and of the building \$15,000 making a total of \$101,000.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 12, 1955, by adding thereto:

"that in the event the owner desires to combine several of the stores on the first floor and maintain a salesroom in the cellar, as proposed and shown on plans filed with this application, marked "Received April 13, 1956", 5 sheets, and "June 11, 1956", 1 sheet, such combination of the stores formerly proposed and permitted with a sales store in the basement for Simon Ackerman Clothes may be permitted, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the above cited resolution and by the resolution adopted by the Board this day under Cal. 370-56-A;

and, as to Objection 2 of the borough superintendent's decision, the application be and it hereby is granted under the powers vested in the Board by Section 19A, subdivision j of the Zoning Resolution, to permit the omission of the required loading berth."

370-56-A

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent re egress.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus, Marvin Fine, Albert G. Stillman, Bernard Alpert and Harold G. Corwin.

For Applicant: Gilbert Lazerus, Marvin Fine, Albert G.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 6, 1956, on N.B. 2200/55 reads:

"3. (a) Provide two means of exit from cellar. Sect. 6.1.2.2.3

(b) Direct to street and enclosed. Sect. 6.4.1.11."

and

WHEREAS, the applicant states the building is 1 story, 18 ft. in height, 86 ft. front by 90 ft. in depth, of class 3 construction, now in course of erection on a lot 86 ft. front by 100 ft. in depth, in a business use, C area, class 1 height district, pursuant to variance granted by the Board under Cal. 330-42-BZ, for occupancy as follows: cellar—storage, 0 persons; 1st floor—stores, 60 persons; that it is now proposed to change the use and occupancy of the cellar from storage to retail stores and storage with an occupancy of ten persons; and

WHEREAS, the applicant states this appeal is to permit portion of the building having a width of approximately 40 feet to be used as a store with selling basement, as indicated on plans filed with Cal. 330-42-BZ, Vol. V; and

WHEREAS, the applicant states it is requested that the Board permit the proposed store to be used for retail sales both on street level and basement without requiring strict compliance with Sections C26-273.0 and C26-292.0 of the Administrative Code; and

WHEREAS, the applicant contends that in lieu of providing one exit to the fireproof passageway at the rear of the basement, two separate exits will be provided from basement of store in question to such fireproof passageway, each to be maintained with fireproof, ¾-hour test self-closing doors; that this fireproof passageway will lead to a stairway having direct access to street; that no part of the basement of the store will be more than 100 ft. from an exit leading to the fireproof passageway; that in addition to the two cellar exits leading to passageway there will be an accommodation stair leading to the 1st floor store area, located 8½ ft. from the street doorway of the store; that sprinkler heads will be provided on the cellar ceiling around the perimeter of the accommodation stair opening; illuminated signs will be maintained at both rear exits in the cellar; that approved fire extinguishers will be provided in the cellar and at first floor; that smoking will be prohibited throughout the first floor and cellar area of the store in question and signs to that effect displayed; and

WHEREAS, the premises was inspected by a committee of the Board.

MINUTES

Resolved, that the decision of the borough superintendent, dated April 6, 1956, acting on N.B. 2200/55, Objection 3a and 3b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be no manufacturing in the cellar; that the exits from the cellar and first floor to the street shall be maintained as shown on plans filed with Cal. No. 330-42-BZ, Vol. V; that sprinkler heads and fire fighting appliances shall be maintained, where proposed and smoking shall be prohibited and that in all respects the resolution adopted by the Board this day under Cal. 330-42-BZ, Vol. V shall be complied with.

160-48-BZ—Vol. II

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class ½ height district, the erection of an extension to an existing building in excess of the height permitted by section 8(b) of the zoning resolution.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Harry Agne and John H. Bennett.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1956, after due notice by publication in the Bulletin of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Liberty Avenue is in unrestricted and manufacturing and residence use districts; 183rd Street is in an unrestricted use district; that 183rd Place is in a residence use district; that Dunkirk Street is in manufacturing and residence use districts; that 183rd Place and Henderson Avenue north of 104th Avenue are in a D area district; that the area bounded by 104th Avenue on the north and Liberty Avenue on the south is an E-1 area district; that the area bounded by Dunkirk Street on the west and Liberty Avenue on the north is in a G-1 area district; and

WHEREAS, the decision of the borough superintendent dated March 26, 1956, on Alt. App. 2731/56 reads:

"1—In a ½ height district no building shall be erected to a height in excess of ½ the width of the street (183rd Street is a 50 ft. street) sec. 8(b) Zoning Res."

and

WHEREAS, the applicant states the premises consist of a lot fronting 596 ft. on 183rd Street, with a depth of 530 ft., irregular, upon which there exists a 4-story, fireproof warehouse building 59 ft. 4½ in. in height, 275 ft. front by 175 ft. in depth, erected pursuant to a variance granted by the Board under Cal. No. 160-48-BZ, Vol. I, on May 4, 1948, and used and occupied pursuant to Certificate of Occupancy No. 58765 issued October 11, 1949, against N.B. App. 7212-47; and

WHEREAS, the applicant states that it is now proposed to erect two 4-story additions of 32,400 and 15,000 sq. ft., respectively, on each floor, to the same height as the existing building, without setbacks, as indicated on plans filed with this application; and

WHEREAS, the applicant contends that when the existing building was erected the premises were in a class One height district which has since been re-zoned and the premises are now located in a class ½ height district; that in 1948

when the building was erected the height legally permitted without setbacks was 43 ft. 9 in. and the Board granted a variance to permit the erection of the building to a height of 59 ft. 4½ in. without setbacks; and

WHEREAS, the applicant states that the building is set in a kind of a valley entirely surrounded by Long Island Railroad property; that along the north lot line there is the main track of the Long Island Railroad, 20 ft. above the curb passing over 183rd street, forming a tunnel cross the street 235 ft. in length and 32 ft. in width; that along the southeast lot there is another branch of the railroad 20 ft. above the curb passing over Liberty Avenue; that on the west side of 183rd Street and paralleling the entire frontage of the premises in question there is an open air storage and equipment yard of the railroad, which yard slopes away from the street line to a height of between 15 and 20 ft. above the curb of 183rd Street, which is a 50 ft. street; and

WHEREAS, the applicant states that it has always been the intention of the lessee to expand the warehouse and the footings along both the south and east walls were designed to support two- 4-story additions; and

WHEREAS, the applicant contends that if the owner were required to conform to the height regulations, the addition on the street line could only be 25 ft. in height as compared with the 59 ft. 4½ in. in height of the existing building; that required setbacks at the 2nd, 3rd, and 4th floors would represent a loss of 7,500 sq. ft. in floor area and thus constitute a severe hardship as the owner requires all of the available space; that the expanded warehouse building will serve both the Gertz store in Jamaica and the new 5-story building in the process of construction at the Mid-Island shopping center at Hicksville, Long Island; and

WHEREAS, the applicant contends that in view of the general surroundings, that the building with its proposed addition will, for an indefinite time, be entirely surrounded by railroad property averaging 20 ft. above the mean curb; that in view of the fact that the owners have always contemplated an expansion of the original warehouse and assumed that the class one height district regulations would remain; that in view of the fact that the proposed addition on 183rd street will increase the total street frontage less than 55%, it is requested that the height of the proposed addition on 183rd Street be permitted to be erected to the same level as the existing building.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 4, 1948 by adding thereto:

"in the event the owner desires to extend the building as permitted by the Board under the resolution above cited, and which building is now in use by the owner for the purposes as then proposed, so as to extend the building as now proposed and as shown on plans filed with this application marked "Received April 10, 1956", 7 sheets, such extension, may be permitted and the height may be as proposed and is hereby granted under Section 21 *on condition* that in all other respects the building and use as proposed shall comply with all laws, rules and regulations applicable thereto except as modified this day under Cal. No. 351-56-A; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution."

351-56-A

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application April 10, 1956—Appeal from a decision of the borough superintendent re height of building, exits, etc.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Harry Agne and John H. Bennett.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated March 26, 1956, on Alt. App. 273/56, reads:

"2. In a building 100% sprinklered every point in every floor area to be within 125 ft. of an exit door on an enclosed stairway, sec. 6.1.2.4."

and

WHEREAS, the applicant states the building is 4 stories, 59 ft. 4½ in. in height, 275 ft. front by 175 ft. in depth, of Class 1 construction, erected in 1949, on a lot 596 ft. front by 530 ft. irregular in depth, in an unrestricted use, B area, Class ½ height district; proposed to be increased in area to 425 ft. front by 425 ft. in depth, in class 1 construction, 4 stories, 59 ft. 4½ in. in height, used and occupied as a warehouse with 20 persons per floor; that the building is equipped with approved standpipe and interior fire alarm systems and an approved two-source sprinkler system throughout; there are five interior 3 ft. 8 in. wide steel stairs, enclosed in cinder block partitions, equipped with kalamein, self-closing doors, extending from roof bulkhead direct to street; and

WHEREAS, the applicant contends the existing building is completely sprinklered and has an area of 47,800 sq. ft. on each floor; that it is proposed to erect two 4-story additions, 32,400 sq. ft. and 15,000 sq. ft. respectively on each floor; that the construction and use of these additions will be similar to those of the existing building; that the existing building has three enclosed stairs; that two small areas about 320 sq. ft. and 900 sq. ft. respectively will be more than 125 ft. from exit doors to enclosed stairs; that the proposed south addition will be provided with one enclosed exit stair; that all points within this area are less than 125 ft. from the stair and in addition this stair eliminates an area in the northeast corner of existing building which was more than 125 ft. from an exit door; that in the proposed east addition two areas approximately 800 sq. ft. and 100 sq. ft. respectively are in excess of 125 ft. from doors to stairs; that the total area in existing building and the proposed two additions not within 125 ft. from exit doors to enclosed stairs is approximately 2,200 sq. ft. which represents less than 2½% of the total floor area of 95,000 sq. ft. per floor; that in view of this small occupancy and the generally desirable locations of the exit stairs, it is requested that the number and locations of the stairs be accepted.

Resolved, that the decision of the borough superintendent, dated March 26, 1956, acting on Alt. App. 273/56, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be sprinklered throughout with a two-source sprinkler system and shall comply with the requirements of the resolution adopted this day under Cal. No. 160-48-BZ, Vol. II; and that the distance at all points from stairs shall not exceed the distances as shown on plans marked "Received April 10, 1956", 6 sheets.

a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED — 940-948 Southern boulevard and 1035-1051 East 163rd street, northeast corner, Block 2742, Lots 3 and 70, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul A. Berlowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on July 27, 1951 this application was granted by the Board on certain conditions, under sections 7f and 7A of the zoning resolution, to permit in a residence, business and unrestricted use district, in the residence use portion of the plot, the parking and storage of motor vehicles for a term of two years, with an entrance more than the permitted distance from the intersection; and

WHEREAS, on June 9, 1953 the term of variance was extended for a term of two years; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance which had expired by time limitation on June 9, 1955; and

WHEREAS, this application was reopened on June 5, 1956 and set for hearing on July 3, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1956 acting on Alt. Applic. 562-56, reads:

"1. Parking lot for more than 5 cars in party Bus. Unrestr. & Residence use district is contrary to Art. II Sect. 3 of the Z.R. Previously granted under Bd. S. & A. Cal. #256-51-BZ but expired June 9, 1955.

2. Proposed entrance to parking lot is contrary to Sect. 7-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1951, as thereafter amended by resolution adopted June 9, 1953, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* under Section 7h for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 1251/50 and Alt. App. 562/56.)

256-51-BZ

APPLICANT—Paul A. Berlowitz, for Alexander R. Di Lorenzo, Jr. and Sol Goldman, owners (Anthony Lazada, lessee).

SUBJECT—Application reopened June 5, 1956 for consideration as to extension of term of variance, expired June 9, 1955—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, permitting in the residence use portion of a lot, located in

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for applicant to correct his papers and for inspection and decision; hearing closed; then to July 3, 1956, for further consideration and for applicant to notify the Board as to the proposed tenancy of the building; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area class 1 height district; Bergen street is in residence and local retail use, C area, class 1 height districts; Utica Avenue is in local retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1956 acting on Alt. Applic. 1606-54, reads:

"1. Proposed change of occupancy from a public garage, to the manufacture and storage of industrial supplies (glaziers hardware) within a residential district, is contrary to Art. 2 Sect. 3 of Zone Resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 62 ft. frontage, 114 ft. 5 in. in depth, on which is located a building covering entire plot, one story, 13 ft. in height, of class 3 construction, for which certificate of occupancy No. 33171-25 has been filed for public garage; that it is proposed to permit the storage and sales of plumbing supplies; and

WHEREAS, the applicant states that as of July 25, 1916 the property was in an unrestricted use district and changed to its present designation on November 4, 1940; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the city planning commission; and

WHEREAS, the applicant contends that the building is presently used for the storage of plumbing supplies and the manufacturing of metal picture frames; that zoning violation No. 61-54, dated April 1, 1954, superseding zoning violation 599-50, was issued by the department of buildings for the illegal occupancy; that it is proposed to discontinue the use of the building for the manufacture of metal picture frames and occupy the building solely for the storage of plumbing, heating and industrial supplies; that the building, which was erected when the premises was located in an unrestricted use district, could be occupied in accordance with the certificate of occupancy as a public garage; that however, after a long succession of garage tenants found the neighborhood with adequate public garage facilities (block 1349, lot 14; block 1349, lot 72, block 1348, lot 21; block 1342, lot 76; block 1342, lot 40), it became necessary to change the use to one which would yield a fair return on the investment made; that since the property was in an unrestricted use district until 1940 there are many legal non-conforming uses within the affected area; that particularly, near the site there are two motor vehicle repair shops in block 1348, lots 66 and 72, and opposite the site there is a wood cabinet making factory; that it is extremely unlikely that the premises could ever be developed with a conforming use and it is believed that the proposed use for the storage of plumbing supplies is the most desirable non-conforming use possible; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1952; that the assessed valuation of land is \$8,000 and of the building

\$17,000 making a total of \$25,000; that the building was erected in 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the proposed plumbing supply and metal picture frame occupancy has moved from the premises and the proposed occupancy is as herein permitted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e, for a term of ten (10) years, to permit the change of occupancy from public garage to manufacture and storage of industrial supplies (glazier's hardware), as proposed and indicated on plans filed with this application, marked "Received July 29, 1954", 1 sheet and "April 5, 1955", 3 sheets, on condition that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that any gasoline storage system and signs relating to gasoline sales shall be removed; and that all permits including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

814-54-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7h and 19B(d) of the zoning resolution, to permit in a residence use, F area, Class ½ height district, the erection of a two story garden apartment development without the required yards and with garage and parking spaces provided calculated on the basis of the entire development and to permit the calculation of height of building from an elected grade within the plots and the location of more than one building on a lot.

PREMISES AFFECTED—"Lindenwood" Sections 2, 2A, 7 and 7A; 155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 90-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1956, after due notice by publication in the Bulletin of the Board; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that the site and the affected area are in a residence use, class ½ height district, and that the site and all of the affected area north of Shore parkway and west of Cross Bay boulevard are in an F area district; that the portion of the affected area south of Shore parkway is in a G-1 area district and the portion east of Cross Bay boulevard is in an E-1 area district; and that the westerly side of 84th street is in an FF area district; and

WHEREAS, the applicant states the premises consist of Blocks 11466 and 11451, in their entirety, bounded by Shore parkway, Cross Bay boulevard, 153rd avenue, 155th avenue and 86th street, as indicated on plans filed with this appeal; and

WHEREAS, Objection 1M of the decision of the borough superintendent dated February 29, 1956, on N.B. App. 5083 to 5107 of 1955, inclusive, reads:

"1M. The erection of more than one building on a lot is contrary to Article 1, Sec. 1(v) Zoning Resolution."

and

WHEREAS, Objection 2M issued by the borough superintendent on N.B. App. 5083 to 5086, inclusive of 1955, dated February 29, 1956, reads:

"2M. Sideyards 15'0" in width not adequate as per Article IV, Sec. 16(b) Zoning Resolution."

and

WHEREAS, Objection 3M issued by the borough superintendent, February 29, 1956 on N.B. App. 5088/55 reads:

"3M. Sideyards 15'0" in width not adequate as per Art. IV, Sec. 16(b) Zoning Resolution."

and

WHEREAS, Objections 5M issued by the borough superintendent February 29, 1956, on N.B. App. 5089/55, 5091/55, 5094 to 5105/55, inclusive, and N.B. App. 5107/55, reads:

"5M. Sideyards 15'0" in width not adequate as per Art. IV, Sec. 16(b) Zoning Resolution."

and

WHEREAS, Objection 3M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5083 to 5086/55, inclusive, reads:

"3M. Parking areas located in required open spaces, contrary to provisions of Article IV, Sec. 19-B, Zoning Resolution, and Section 60 MDL."

and

WHEREAS, Objection 2M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5087/55 reads:

"2M. Parking areas located in required open spaces contrary to provisions of Art. IV, Sec. 19-B, Zoning Res. and Sec. 60 MDL."

and

WHEREAS, Objection 6M, issued by the borough superintendent, dated February 29, 1956, on N.B. App. 5090, 5092, 5093, 5095 to 5098/55 inclusive, and 5102 to 5104, inclusive of 1955, reads:

"6M. Parking areas located in required open spaces, contrary to provisions of Art. IV, Sec. 19-B, Zoning Res. and Sec. 60 MDL."

and

WHEREAS, Objection 4M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5083 to 5086/55, inclusive, and N.B. App. 5088/55, reads:

"4M. Elected grade for measuring the height of the building does not agree with contours on topographical survey. Sec. 4, subdiv. 33 MDL and Art. 1 Sec. 1(f) Zoning Resolution."

and

WHEREAS, Objection 3M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5087/55 reads:

"3M. Elected grade for measuring the height of the building does not agree with contours on topographical

survey. Sec. 4, sub. 33, MDL and Art. 1, Sec. 1(f), Zoning Res."

and

WHEREAS, the decision of the borough superintendent, dated February 29, 1956, Objection 2M on N.B. App. 5089 to 5107/55, inclusive, reads:

"2M. Elected grade for measuring the height of the building does not agree with contours on topographical survey. Sec. 4, subdiv. 33, MDL, and Art. 1, Sec. 1(f) Zoning Res."

and

WHEREAS, the decision of the borough superintendent, dated February 29, 1956, on N.B. App. 5086 and 5088/55 reads:

"5M. Rear yard less than 30'0" in depth, contrary to Article IV, Sec. 16(b), Zoning Res."

and

WHEREAS, the decision of the borough superintendent, Objection 5M issued February 29, 1956, on N.B. App. 5083/55, reads:

"5M. Garages and parking spaces in excess of one per family is contrary to Sec. 60, MDL and Sec. 19-B, Zoning Res."

and

WHEREAS, objection 8M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5090, 5093, 5095, 5100, and 5106/55, reads:

"8M. Garage and/or parking spaces in excess of one per family is contrary to Sec. 60 MDL and Sec. 19-B Zoning Res."

and

WHEREAS, Objection 2M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5088/55 reads:

"2M. Provide garage and/or parking spaces as per Art. IV, Sec. 19-B, Zoning Res."

and

WHEREAS, Objection 7M, issued by the borough superintendent, dated February 29, 1956, on N.B. App. 5089, 5091, 5094, 5101 and 5107/55, reads:

"7M. Provide garage and/or parking spaces as per Art. IV, Sec. 19-B Zoning Res."

and

WHEREAS, the applicant states that this application relates to a proposed two-story garden type apartment project consisting of 25 building units designed to accommodate 352 families with provision for 352 car spaces; that in general, the buildings which will be of class 3 construction, comply with the laws and other regulations relating thereto except for the several technical objections which are the subject of this application; and

WHEREAS, the applicant contends as to Objection 1M on N.B. App. 5083-5107/55, both inclusive, that arbitrary lot lines, subdividing the premises into nine lots, one for each building, are now shown on plan, in accordance with the order of the Commissioner of Buildings, upon recommendation of the Board, interpreting the meaning of Section 1(v); that each lot contains only one building, to be occupied as a multiple dwelling; that there is an unpierced party wall separating each of four-family unit; that each building has a central heating unit, a single sewer outlet and water, gas and electricity are supplied to the building as an entity; and

WHEREAS, the applicant contends as to N.B. 5083-5086, inclusive,—item 2M; N.B. 5088—item 3M; N.B. 5089, 5091, 5094-5105, inclusive, 5107—item 5M; N.B. 5086, 5088—item 5M, that side yards and rear yards of adequate width and in substantial compliance have been provided, and where such condition was otherwise unattainable, adequate light and air has been provided for all dwelling units in harmony with good zoning practice; and

WHEREAS, the applicant contends as to N.B. 5083-5086, inclusive,—item 3M; N.B. 5087, item 2M; N.B. 5090, 5092, 5093, 5095-5098 both inclusive, 5102-5104, inclusive, item

MINUTES

6M, that considerably more car storage space has been provided for than the law requires (352 car spaces for 352 families) in order to insure the use of streets on the periphery for normal traffic and fire fighting purposes; that the use of some of the "required open space" for car storage was thereby necessitated, not however, at the sacrifice of adequate light and air conditions required for dwelling units; that such space utilization is expressly recognized in Section 19-B subdivision (a); that this objection arises from the interpretation of the Department that required open space is measured from the rear lot line; that if the garage buildings were closer to the dwelling units, this objection would not have been raised; that the proposed layout is superior with respect to the occupants without detriment to neighboring property; that strict compliance with the zoning resolution would constitute an unnecessary hardship; and

WHEREAS, the applicant contends as to N.B. 5083-5086, inclusive, 5088—item 4M, N.B. 5087—item 3M, N.B. 5089-5107, inclusive, item 2M, that inasmuch as Section One, subdivision (f) specifically provides that for multiple dwellings, the "height of a building" shall be measured as provided in such law, and inasmuch as Section 4, subdivision 33 of such law permits the owner to select the curb level, if "coverage" is less than 35% of the area of the lot, the curb level herein has been properly selected in accordance with the Multiple Dwelling Law, and the zoning regulation has been complied with; and

WHEREAS, the applicant contends as to N.B. 5083—item 5M, N.B. 5090, 5093, 5095, 5100, 5106, item 8M, that the plans indicate a total of 352 car spaces for 352 families in the development, irrespective of the number of families in each building unit; that it is submitted that the project is a single development, the units of which with their accessories are used conjunctively; that the buildings will be held in one ownership with respect to each grouping within the several sections; and

WHEREAS, the applicant contends as to N.B. 508—item 5M; N.B. 5090, 5093, 5100, 5106—item 4M that each lot has frontage on a legally mapped street; that taking each structure as a separate building, each building fronts on a legally mapped street; that because of the separate entrances for each group of 4 dwelling units, the Department felt it necessary to raise this objection, which has technical validity only if each such group were considered as a separate building; that where this does occur, permanent private walks and roadways are provided, extending from fronts of buildings to the streets, entirely within the spirit and intent of Section 36, General City Law, and within the proper definition of a "lot" as defined by Article 1, Sec. 1(v); and

WHEREAS, the applicant contends as to N.B. 5088—item 2M; N.B. 5089, 5091, 5094, 5101, 5107—item 7M that this objection should be considered with the previous objection as to other lots having excess parking capacity; that the plans indicate a total of 352 car spaces for 352 families in the entire development, irrespective of the number of spaces or families in each building unit that the project is a single development, the units of which, with their accessories, are used conjunctively; and

WHEREAS, the applicant contends as to N.B. 5086, 5088—item 6M; N.B. 5087—item 4M; N.B. 5089-5094, inclusive, 5099-5101, inclusive, 5105-5107, inclusive, item 3M, that this objection should be considered in the light of the low density of population coverage compared with that permitted and consideration given to the low area coverage of 22.7%; that the layout of the buildings insures adequate light, air and ventilation for all living spaces; and

WHEREAS, the applicant further contends that the variances herein are respectfully requested based on the facts, generally, that the project is designed in keeping and in harmony with general zoning practice, and experience with similar developments heretofore approved by the Board; that otherwise it would cause unnecessary hardships rendering it difficult, if not impossible, to construct medium-priced

apartments for middle-income families in this City; that this would serve to increase the tendency of population shifts towards the suburban areas, at the expense of the City; that the applicant requests that the petition herein be granted as a proper exercise of the Board's powers in the interest of public health, public safety and general welfare; and

WHEREAS, the applicant states that as of July 25, 1916, the zoning of the property as to use was undetermined; that the portion of the property within 100' of Woodhaven Boulevard as then mapped was zoned as a business district; on November 28, 1938, the property was placed in a residence district; as of July 25, 1916, the property was in a One Times height district; as of November 28, 1938, the property was rezoned to a $\frac{1}{2}$ height district; the present height designation became effective on July 22, 1954; as of July 25, 1916, the property was in a D area District; and that as of November 28, 1938, the portion of the property east of 90th street and south of 151st Avenue as then mapped, was rezoned to an F area district; and

WHEREAS, the premises were previously inspected by a committee of the Board in connection with prior resolution as to Section 1 on March 29, 1955; and

WHEREAS, the Board finds that the proposed development is designed and arranged to meet the spirit and intent of the Zoning Resolution and generally provides greater light and air and other facilities including a low coverage of less than 23% and has been approved by the Federal Housing Administration under the National Housing Act as amended; and

WHEREAS, the Board finds that in several instances as to side yards proposed where two zoning lots are abutting and do not have parallel sides the widths while complying with the requirements of the Multiple Dwelling Law do not technically comply with the requirements of the Zoning Resolution and as to this the Board finds that as adequate light and air has been provided and that the side yards cooperate with each other to provide more space in total than would be required for a single multiple dwelling there is an unnecessary hardship in requiring technical compliance and that a variance as to such isolated points where the conditions are as above stated is warranted under Section 21.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1955, under Cal. No. 814-54-BZ, Vol. 1, to permit a continuation of the housing as now proposed and shown on plans marked "Received March 13, 1956", 20 sheets, and "June 28, 1956", 1 sheet, and the application be and it hereby is *granted*, as to Objection 1M on N.B. App. 5083 to 5107 of 1955, inclusive, under Section 21 of the Zoning Resolution, *on condition* that all the buildings in each section shall remain under single ownership and each multiple dwelling shall be on its own zoning lot, as indicated on plan marked "Received June 28, 1956", 1 sheet, showing such theoretical lot lines; as to Objection 2M on N.B. App. 5083 to 5086, of 1955, inclusive, Objection 3M on N.B. 5088/55; Objection 5M on N.B. 5089, 5071, 5094 to 5105/55, inclusive and N.B. 5107/55 and Objection 5M on N.B. 5086 and 5088/55, under Section 21 of the Zoning Resolution, *on condition* that the side yards shall be not less in width than required under the Multiple Dwelling Law and that in addition, open spaces as shown on plans filed with this application shall be maintained; *granted* as to Objection 3M issued by the borough superintendent under N.B. App. 5083 to 5086/55, inclusive, Objection 2M on N.B. App. 5087/55 and Objection 6M on N.B. App. 5090, 5092, 5093, 5095 to 5098, inclusive, and 5102 to 5104, inclusive, of 1955, pursuant to the power vested in the Board under Subdivision d of Section 19B of the Zoning Resolution, to permit the location and number of parking spaces as proposed and shown on plans filed with this application, *on condition* that driveways giving access thereto shall be maintained so as to alleviate traffic congestion and such parking spaces shall be graded and surfaced with suitable pavement and driveways thereto paved as required by the Administrative Code; and, *granted*, pursuant to the power vested in the Board by Section 21 of the Zoning Resolution as to Objection 4M on N.B. App. 5083 to 5086/55, inclusive and N.B.

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5088/55, Objection 3M on N.B. App. 5087/55 and Objection 2M on N.B. 5089 to 5107/55, inclusive, so as to permit each multiple dwelling group on each zoning lot to be located as to establish street grade in front of such zoning lot as established on the city map, meeting the requirements of Section 4, Subdivision 33, Para. 2 of the Multiple Dwelling Law and Section 1, Subdivision f of the Zoning Resolution; *granted* as to Objection 5M on N.B. 5083/55 and Objection 8M on N.B. 5090, 5093, 5095, 5100 and 5106/55 under Section 19B, Subdivision (d) of the Zoning Resolution, *on condition* that the total capacity of parking spaces and garage spaces in the project under single ownership and control shall meet the number of such spaces as required and may exceed such required number of spaces for individual zoning lots, but the total number of spaces shall not exceed the total number of apartments for the sections involved as provided in Article 2, Section 3, subdivision 9, subdiv. (b) of the Zoning Resolution, and subdivision 60, subsection 2 (a) of the Multiple Dwelling Law; and *granted* as to Objection 2M of N.B. App. 5088/55 and Objection 7M of N.B. App. 5089, 5091, 5094, 5101 and 5107/55, pursuant to the power vested in the Board by Section 19B, subdivision (d) of the Zoning Resolution, to permit the 352 car spaces for 352 families in the development as proposed, *on condition* that in all other respects the buildings, their use and occupancies shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 321-56-A, and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; and *amended* as to extension of time under Section 21 of the Zoning Resolution, as to the obtaining of permits and completion of the work as permitted by the Board March 29, 1955, under Cal. No. 814-54-BZ, Vol. I, so that as amended the resolution will provide that the time within which to obtain such permits and complete the work shall be within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

321-56-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application March 13, 1956—filed pursuant to section 310 of the Multiple Dwelling Law for variations of sections 27, 28, 33 and section 60 of the Multiple Dwelling Law re height, minimum width of yards and courts, garages and parking spaces, and an application pursuant to Section 36 of the General City Law to permit the erection of buildings not fronting on legally mapped streets.

PREMISES AFFECTED—"Lindenwood" Sections 2, 2A, 7 and 7A; 155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-23 and 90-37 to 90-55 Shore Parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25. Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Furdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, Objection 3M issued by the borough superintendent February 29, 1956, on N.B. App. 5083 to 5086, inclusive, Objection 2M on N.B. App. 5087, Objection 6M on N.B. App. 5089 to 5095 of 1955, inclusive, reads:

"Parking areas located in required open spaces, contrary to provisions of Art. IV, Sec. 19-B, Zoning Res. and Sec. 60 MDL."

and

WHEREAS, Objection 4M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5083 to 5086/55, inclusive, and 5088/55 reads:

"4M. Elected grade for measuring the height of the building does not agree with contours on topographical survey. Sec. 4, subdiv. 33 Multiple Dwelling Law and Article 1, Sec. 1 (f) Zoning Resolution."

and

WHEREAS, Objection 2M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5089 to 5107/55, inclusive, reads:

"2M. Elected grade for measuring the height of the building does not agree with contours on topographical survey. Sec. 4, subdiv. 33, M.D.L. and Art. 1, Sec. 1(f) Zoning Resolution."

and

WHEREAS, Objection 5M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5083/55, reads:

"5M. Garages and Parking spaces in excess of one per family is contrary to Sec. 60, M.D.L. and Sec. 19-B, Zoning Resolution."

and

WHEREAS, Objection 8M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5090, 5095, 5100 and 5106/55 reads:

"8M. Garage and/or parking spaces in excess of one per family is contrary to Sec. 60, M.D.L. and Sec. 19-B, Zoning Res."

and

WHEREAS, Objection 6M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5086 and 5088/55 reads:

"6M. Provide open space between this proposed building and rear building (N.B. 5087/55) equal to twice the depth required by Sec. 27, M.D.L. for the yard of a multiple dwelling of the height of the higher building." Sec. 28, subdiv. 2, M.D.L."

and

WHEREAS, Objection 4M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5087/55 reads:

"4M. Provide open space between this proposed building and front buildings. (N.B. 5086/55 and N.B. 5088/55) equal to twice the depth required by Sec. 27, M.D.L. for the yard of a multiple dwelling of the height of the higher building. Sec. 28, subdiv. 2, M.D.L."

and

WHEREAS, Objection 3M issued by the borough superintendent, February 29, 1956, on N.B. App. 5089 to 5094/55, inclusive, N.B. App. 5099, 5100, 5101, 5105, 5106 and 5107/55 reads:

"3M. Provide open space between front and rear buildings equal to twice the depth required by Sec. 27, M.D.L. for the yard of a multiple dwelling of the height of the higher building Sec. 28, M.D.L."

and

WHEREAS, Objection 5M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5087/55 reads:

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"5M. Proposed building does not front on a legal mapped street, contrary to provisions of Art. 3, Sec. 36, General City Law."

and

WHEREAS, Objection 4M, issued by the borough superintendent, February 29, 1956, on N.B. App. 5090, 5093, 5100, and 5106/55 reads:

"4M. Proposed building does not front on a legal mapped street, contrary to provisions of Art. 3, Sec. 36, General City Law."

and

WHEREAS, the applicant states that the premises comprise all of Blocks 11451 and 11466, located in a residence sue, F area, $\frac{3}{4}$ height district, as more fully described in application for zoning variance filed under Cal. No. 814-54-BZ, Vol. II; and

WHEREAS, the applicant states that it is proposed to erect a two-story garden type apartment project, of class 3 construction, complying with all requirements applicable thereto except for certain technical objections justifiably raised by the borough superintendent; and

WHEREAS, the applicant contends as to N.B. 5083-7 (both inclusive) item 3M; N.B. 5090, 5092, 5093, 5095-8 (both inclusive), 5102, item 6M, that the parking areas and garages located within the required open spaces are sufficiently far from the dwelling units to permit adequate light and air for the dwellings and still permit the use of the surrounding streets for normal vehicular traffic and fire fighting purposes; that this objection arises primarily because of the interpretation of the Building Department; that the required open space is to be measured from the rear lot line; that strict compliance with the provisions of law would constitute an unnecessary hardship without any benefit to the future occupants of these dwellings or to the surrounding property owners; and

WHEREAS, the applicant contends as to N.B. 5083-6 (both incl.) 5088, item 4M; N.B. 5089-5107 (both incl.) item 2M, Section 4, Subdivision 33 of the Multiple Dwelling Law specifically permits the owner to select any legitimate grade within the property for the purpose of measuring the height of buildings where the buildings, exclusive of garage spaces, occupy 35% or less of the area of the plot; that the curb level has, therefore, been properly selected in accordance with the Multiple Dwelling Law and in compliance with the Zoning Resolution; and

WHEREAS, the applicant contends as to N.B. 5083, item 5M; N.B. 5090, 5093, 5095, 5100, 5106, item 8M, that as set forth with more particularity in the accompanying application for a variation of the zoning resolution, each section of the premises has 100% parking; that the project is a single development the units thereof will be used conjunctively as will the accessories and utilities; that all the multiple dwellings with the same section will be under common ownership; that compliance with Section 60, subdivision 2(a) of the Multiple Dwelling Law had been achieved; and

WHEREAS, the applicant contends as to N.B. 5086, 5088, item 6M; N.B. 5087, item 4M; N.B. 5089-5094 (both inclusive), 5099, 5100, 5101, 5105, 5106, 5107 item 3M, that in view of the small percentage of each plot which will be occupied by buildings, the requirements of the Multiple Dwelling Law have been met in spirit and purpose; that no plot will have more than 24% of its area covered by buildings and the distance between buildings guarantee adequate side yards and rear yards for all the light and air for healthy comfortable use of the dwelling units in conformity with good zoning practice; and

WHEREAS, the applicant contends as to N.B. 5087, item 5M; N.B. 5090, 5093, 5100, 5106, item 4M, that each lot has frontage on a legally mapped street; that taking each structure as a separate building each building fronts on a legally mapped street, that the building department apparently felt it necessary to raise this objection because of the separate entrance for each group of four dwelling units; that the objection has technical validity only if each such group were to be considered as separate building; that permanent private

walks and roadways are provided giving ingress and egress to each building, extending from the fronts of such buildings to streets entirely within the spirit and intent of Section 36 of the General City Law.

Resolved, that the decisions of the borough superintendent be and they hereby are *modified* and the application herein is *granted* as to Objection 3M on N.B. App. 5083 to 5086/55, Objection 2M on N.B. App. 5087/55 and Objection 6M on N.B. App. 5089 to 5095, inclusive, of 1955, pursuant to the power vested in the Board by Section 310 (2) (b) (1) of the Multiple Dwelling Law *on condition* that such additional open spaces as are shown on plans filed with application for zoning variance under Cal. No. 814-54-BZ, Vol. II, shall be maintained; granted as to Objection 4M on N.B. App. 5083 to 5086/55, inclusive; N.B. App. 5085/55, Objection 2M on N.B. App. 5089 to 5107/55, inclusive, under the power vested in the Board by Section 310(2)(b)(1) of the Multiple Dwelling Law so as to permit the election of grades as proposed within the property in accordance with the provisions of section 4, Paragraph 33 of the Multiple Dwelling Law when the proposed coverage is calculated on the basis of the entire parcel involved; *granted* as to Objection 5M on N.B. App. 5083/55 and Objection 8M on N.B. App. 5090, 5095, 5100, and 5106/55 to permit the number of parking and garage spaces as proposed not to exceed one such space for each apartment on the plot in compliance with the maximum spaces as permitted by Section 60 of the Multiple Dwelling Law; *granted* under Section 310(2)(b)(1) of the Multiple Dwelling Law as to Objection 6M on N.B. App. 5088/55, Objection 4M on N.B. App. 5087/55 and Objection 3M on N.B. App. 5089 to 5094/55, inclusive, and N.B. App. 5099, 5100, 5101, 5106 and 5107/55 to vary the application of Section 28(2) of the Multiple Dwelling Law *on condition* that each building located on its own zoning lot shall comply with the provisions of Section 27 of the Multiple Dwelling Law; *granted* pursuant to the power vested in the Board by Section 36 of the General City Law as to Objection 5M on N.B. App. 5087/55 and Objection 4M on N.B. App. 5090, 5093, 5100, 5106/55 so as to permit the erection of the proposed multiple dwellings, each on its own zoning lot, fronting on a legally mapped street as indicated on plan filed with application for zoning variance under Cal. No. 814-54-BZ, Vol. II, marked "Received June 28, 1956", one sheet, *on condition* that in all other respects the buildings, their use and occupancy, shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 814-54-BZ, Vol. II.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Desciscio, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Nicholas Desciscio.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly

Negative

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THE RESOLUTION

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to July 3, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 147th road are in residence and retail use, D and E-1 area, class ½ height districts; Brooklyn boulevard is in residence and retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 25, 1955 acting on N.B. Applic. 1946-45, reads:

"1. The use of the premises as a factory in the retail portion of a lot located partly in a retail use district and partly in a residence use district is contrary to Art. II Sec. 4A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 45.50 ft. frontage by 112.86 ft. in depth, on which is located a one story building of class 3 construction, 44.3 ft. front, 24 ft. depth; that it is proposed to permit a concrete block building originally erected for the sale of used auto parts, now to be used for light manufacturing; and

WHEREAS, the applicant states that the building was erected under N.B. 1946 of 1945 and used after its completion for the sale of used auto parts; that a certificate of occupancy was never obtained because of the failure of the owner to secure a cesspool permit; that by the time the cesspool permit had been obtained, the use of the premises for the sale of used auto parts had been changed to light manufacturing; that the present tenants manufacture precision, instrument and aircraft component parts, said parts weighing not more than 5 lbs., and, in most cases, less than a few ounces each; that the power consumption of the largest individual machine is one horsepower and the operation of all the machines at one time is almost noiseless; that practically 80% of the area of the building is devoted to the manufacturing; and

WHEREAS, the applicant contends that the immediate surrounding area is undeveloped; that there is an outstanding certificate of occupancy for the use of lot 41 in block 13729 as a junk yard; that the adjoining lot to the west, lot 42, is used for the storage of auto parts; that 147th drive is only a paper street, not cut through nor opened; that the building on the site is entirely within the retail use portion of the lot; that the type of activity presently carried on and proposed to be carried on is not offensive or noxious by reason of the omission of odor, dust, smoke, gas or noise; that this type of manufacturing is permitted in a retail use district but is limited to not more than 5% of the total floor space of the building; and

WHEREAS, the applicant states that the present owner has held title to the property since September 6, 1945; that the assessed valuation of land is \$600 and of the building \$4,100 making a total of \$4,700; that the building was erected in 1945; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of five years, to permit in the existing building the continuation of the factory for the use as proposed and shown on plans filed with this application, marked "Received March 8, 1955". 2 sheets, *on condition* that the building shall not be increased in height and area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as

the fire commissioner shall direct; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972 Lot 50, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Commissioner Keating

Negative: Commissioner Kleinert and Deputy Chief Connolly

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 21, 1956 subject to regular procedure, to consider revised proposal; and

WHEREAS, a public hearing was held on this application on May 1, 1956 after due notice by publication in the Bulletin; laid over to May 29, 1956, for inspection if necessary and decision, hearing closed; then to June 5, 1956, for further consideration and decision; then to June 19, 1956, for further inspection and decision; then to June 26, 1956, for further consideration and decision; then to July 3, 1956, for further consideration and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, D and G-1 area, class ½ height districts; Merrick boulevard is in local retail and retail use, D area, class ½ height districts; 233rd street is in local retail, retail and residence use, D area G-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 27, 1956 acting on N.B. Applic. 642-55, reads:

"1. Proposed use of the residence portion of a plot partly in a Residence Use District and partly in a Local Retail use district for a Supermarket, a required loading berth, and the parking of more than 5 cars (patrons) is contrary to Art. II, Sec. 3 of the Zoning Resolution.

2. Proposed area of building is in excess of permitted area in a D district.

3. Proposed building with a side yard of less than 5 feet in that portion of the lot lying in a G-1 Area District is contrary to Art. IV Sec. 16C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 90.59 ft. frontage by 198.37 ft. in depth, irregular, presently occupied as a dog kennel; that it is proposed to construct a supermarket, which store will be 90 ft. in width and 114 ft. in depth on the westerly side and 100 ft. in depth on the easterly side of the property; that the floor is designed to sustain a live load of 150 lbs., per sq. ft.; that the basement will contain men's and women's lavatories

MINUTES

and dressing rooms and the balance of the basement will be used for storage of products; that the main floor will contain a dairy and produce counter, grocery, meat, poultry and frozen food counters; that there will be a garbage disposal room in the rear and pick-ups of said garbage will be made from the parking area of the premises; that the building itself will contain 4 in. face brick and 4 in. block backing and the windows will be ¼ in. polished plate glass; that there will be a plaster ceiling and a built-up roof; that the basement will have a 4 in. concrete floor; that the remaining portion of the premises, irregular in size, will be used for the parking of patrons' automobiles with no fee to be charged; that the parking area will be leveled and graded with 6 in. porous cinder bed with asphalt binder and shall be enclosed with a chain link wire fence 5 ft. high with 9 ft. curb cut located on the 233rd street side of the property for ingress and egress to the parking area; and

WHEREAS, the applicant states that the property referred to is presently zoned as class ½ height district; that the portion of the property within 100 ft of Merrick boulevard is presently zoned as a local retail district and a D area district and the remainder as residence and G-1 area district; that as of July 25, 1916 the portion of the property within 100 ft. of Merrick boulevard was zoned as business and the present local retail designation of this portion became effective on January 21, 1947; that the residence designation of the remainder has existed since July 25, 1916; that as of July 25, 1916 the property was zoned as one times height district and D area; that on October 26, 1934 the portion of the property more than 100 ft. from Merrick boulevard was placed in an E area district and the present G-1 designation thereof became effective on June 30, 1952; that the present height designation became effective on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the property across 233rd street was changed by the City Planning Commission so as to provide local retail zoning for a depth of 150 feet for a use that did not materialize; that if similar spot zoning had been also established for the plot in question, the proposed public market would have substantially complied; that this condition caused a hardship and is an inequality of privilege; and

WHEREAS, the applicant contends that since the proposed parking area is insufficient for the minimum requirements of a supermarket store, a sister case is being presented to the Board on the easterly side of 233rd street for additional parking area and it is requested that these two cases be heard together so as to present to the Board the full picture of the operation to be conducted on these premises; that this case has been presented to the Board once before, at which time it involved a question of area coverage in the residential G-1 area; that this has been eliminated at this time so that the entire building covers 52% of the lot; that the rear yard requirements of a G-1 area are more than adequately complied with; that this corner is one of the busier corners in a growing business section of Queens county; that there has been a need for a large supermarket in this area for quite some time; that the building itself, when erected, will remove an eye-sore from this particular section and it is therefore requested that the Board favorably consider the erection of a supermarket in these premises allowing greater occupation of space than ordinarily permitted in a D area and without the required side yard restrictions necessary in a G-1 area; and

WHEREAS, the applicant states that the present owner has held title to the property since April 4, 1946; that the assessed valuation of land is \$26,000 and of the building \$1,000 making a total of \$27,000; that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to

substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 642/55, Objection Nos. 1, 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol.

II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9 Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant, in view of the Board's action denying Cal. No. 232-55-BZ, Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-17 to 66-19 Grand Avenue, north side, 35.40 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8, 69 and 70, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Michael Senkiewicz, Mildred L. Mickalauskas and Maria Plask.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 1, 1956 after due notice by publication in the Bulletin; laid over to May 29, 1956, for inspection and decision; hearing closed; then to June 5, 1956, at the request of the applicant to file revised plan as requested by the Board; then to June 19, 1956, for applicant to give the matter further study and to file revised plans if he so desires; then to July 3, 1956, at request of the applicant to obtain a new denial of the borough superintendent; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 66th street are in retail and residence use, D area, class 1 height districts; Grand Avenue is in a retail use, D area, class 1 height district; and

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WHEREAS, the decision of the borough superintendent, dated August 25, 1955 acting on Alt. Applic. 1530-55, reads:

"1. Proposed patron and employee parking of more than five (5) motor vehicles on a plot located partly in a retail use and partly in a residence use district is contrary to Art. 2 Sec. 3 of the Zoning Resolution."

WHEREAS, the decision of the borough superintendent, dated June 28, 1956 acting on Alt. Applic. No. 1530-55, reads:

"1. Proposed patron and employee parking of more than five (5) motor vehicles on a plot located partly in a retail use and partly in a residence use district (lot 70) is contrary to Art. 2 Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25.02 ft. and 42.31 ft. frontage by 202.10 ft. and 173.77 ft. in depth, on which is located a one family house, to be demolished; that it is proposed to occupy the premises for accessory patron and employee parking in conjunction with the adjoining retail store use; and

WHEREAS, the applicant states that the use district maps shows Grand avenue and half of 66th street to be in a business use district and half of 66th street and Perry avenue to be in a residence use district; that the entire premises is in a D area, class 1 height district; that on July 25, 1916 the Grand avenue portion was in a business use district and was rezoned to its present use district on March 25, 1954; and

WHEREAS, the applicant contends that the owner of the subject premises is also the owner of the existing adjoining one story building on lot 70 in this same tax block, which has been leased under a long term lease to the Times Square stores; that the site was purchased for use in conjunction with the Times Square stores retail store use; that the site consists of two tax lots—69 and 8; that lot 69 is 25.02 ft. front on Grand avenue, adjoining the retail store entrance, by 100 ft. in depth and is in a retail use district; that therefore accessory patron and employee parking is permitted, in accordance, in accordance with the provisions of the zoning resolution, on this portion of the premises; that the balance of the plot, lot 8, is in a residence use district; that the legally available accessory parking area, 25 ft. front by 100 ft. in depth, is of insufficient size to permit adequate accessory parking; that Grand avenue is a heavily developed and trafficked street and there are only very limited parking facilities; that the adjoining Times Square store which has over 5,000 sq. ft. of sales area requires accessory parking for normal business operation and the proposed use is consonant with the City's efforts to provide off-street parking facilities; that it is proposed to have one 10 ft. curb cut on to Grand avenue (a permitted curb cut) to allow for the ingress of cars, and one 10 ft. curb cut on to 66th street to allow for exiting of cars; that the tax block is of irregular and unique shape so that the adjoining retail store building fronts on both Grand avenue and 66th street and adjoins the proposed accessory parking lot along its side lot line; that the site which fronts on two streets is divided into two use districts, Grand avenue which is in a retail district and 66th street which is in a residence district; that the use district zoning line runs through the center of 66th street, so that the premises opposite the site on 66th street is also in a retail district; that there is to be no over-night parking and no parking fees will be charged; and

WHEREAS, the applicant states that the present owner has held title to the property since November 3, 1949; that the assessed valuation of land is \$5,600 and of the building \$4,400 making a total of \$10,000; that the building was erected in 1890; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit the premises to be occupied for the parking of cars belonging to patrons and employees of the adjoining store on Lot 70 as proposed and indicated on plans filed with this application, marked "Received September 23, 1955", 2 sheets, and "June 4, 1956", 1 sheet, *on condition* that the plot shall be leveled substantially to the grade of Grand avenue and 66th street, covered with steam cinders or clean gravel, treated with a binder and properly rolled; that a woven wire fence of the chain link type shall be maintained on the easterly lot line, where shown, and along the portion of the plot, where shown, from Perry avenue and 66th street, except where the masonry wall on 66th street exists; that there shall be an opening not over 10 feet for entrance on Grand avenue and of similar width on 66th street for exit with curb cuts opposite each not over 10 feet in width; that each opening shall be fitted with a gate which shall be kept closed when the adjoining store is not in operation; that there shall be a woven wire fence erected for at least 5 feet on either side of such opening to 66th street; that any existing entrance to Perry avenue shall be closed and there shall be no entrance to such avenue; that the sidewalks and curbing abutting the site shall be reconstructed or restored to the satisfaction of the Borough President; that signs advertising the private use for patrons and employees of the adjoining store may be installed on the fence at each entrance, provided such signs do not exceed 15 sq. ft. in area each, are not illuminated and do not extend beyond the building line; that such signs shall carry such information as may be required by the commissioner of licenses; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that all permits required shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubricatorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 22, 1956, after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; then to July 3, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Main street and 56th avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1955 acting on Alt. Applic. 1531-55, reads:

"1. Proposed extension of an existing gas station now located in a residence use district to include auto

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accessories, lubritorium, gasoline station, motor repairs & auto laundry is contrary to Art. 2 Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.15 ft. and 89.41 ft. frontage by 132.94 ft. and 89.26 ft. in depth, irregular, on which is located a one story building of class 3 construction used as gasoline station, auto accessories, lubritorium, motor repairs and laundry; that it is proposed to alter the service building with an L-shaped extension 26 ft. front and 45 ft. in depth, of the same height, design and construction of the existing building; that it is not proposed to add any gasoline tanks or pumps, nor change the size of location of the curb cuts; and

WHEREAS, the applicant states that the premises was located in an unrestricted use district on July 25, 1916 and rezoned to its present use district designation on March 27, 1947; and

WHEREAS, the applicant further states that the premises consist of an irregular plot 150.15 ft. front on Main street and 89.41 ft. front on 56th avenue (unopened) by 132.94 ft. and 89.86 ft. (side lot lines) in area, on which is located a gasoline service station erected under N.B. Applic. 351-46, completed December 27, 1946, of class 3 construction and used since that date under certificate of occupancy No. Q37961 issued January 15, 1947, as follows: cellar—boiler room; 1st floor—auto accessories, lubritorium, gasoline station, motor repairs and auto laundry; and

WHEREAS, the applicant contends that the premises was purchased by the same owner when the premises was located in an unrestricted use district; that he erected the gas station and has personally conducted his business at these premises; that the owner subsequently purchased additional land from the Salvation Army for the purpose of adding the small extension as proposed; that although the premises is located on two street fronts, there are curb cuts only on to Main street, which is 100 ft. wide; that the other street, 56th avenue, is unopened and unpaved and is part of a large vacant area set aside for park department use; that the premises adjoin property owned by the Salvation Army on which a hospital is under construction; that the gas station is several hundred feet away from the hospital building under construction and is separated in part by the proposed hospital parking lot; that the premises adjoining the gas station was purchased by this owner from the Salvation Army for the avowed purpose of extending the station as proposed and with the promised consent of the seller to the extension; that there is an existing grease pit on the proposed extension portion of the premises; that the extension is small in area and is part of the natural expansion of an owner-controlled business started prior to the change in zone, to provide additional storage space and outboard motor repair space; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1944 and May 14, 1947; that the assessed valuation of land is \$17,000 and of the building \$11,000 making a total of \$28,000; that the building was erected in 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the accessory building, substantially as proposed and indicated on plans filed with this application, marked "Received September 28, 1955", 5 sheets, *on condition* that there shall be no cellar in the accessory building and no outdoor pits shall be constructed; that any existing outdoor pits shall be removed; that the premises shall be maintained in accordance with all requirements therefor; that the sidewalk and curbing in front of the premises shall be recon-

structed or repaired to the satisfaction of the Borough President; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that existing gasoline pumps may be continued and if changed they shall be of a low approved type, erected not nearer than 15 ft. to the street building line; that no additional curb cuts shall be constructed; that the existing brand sign extending beyond the building line may be continued; that under section 7i, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

408-56-BZ

APPLICANT—John F. Fitzsimons, for William Gottfried, owner (conditional vendee: Atlas Terminals, Inc.).

SUBJECT—Application June 6, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a manufacturing and partly in a retail use district, the erection and maintenance of a milk bottling and distributing plant with accessory uses of loading, parking, garage for more than 5 motor vehicles, automobile washing and motor vehicle repairs.

PREMISES AFFECTED—51-40 59th street, 58-27 52nd avenue, northwest corner, 51-19 58th lane and 58-35 Tyler avenue, Block 2344, Lot 4, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, John V. Baptiste, Miles Gordon, William Gottfried and Louis Winokur.

For Opposition: Mrs. R. Drost.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1956, after due notice by publication in the Bulletin of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the Brooklyn-Queens expressway is in a business and residence use district; Tyler avenue is in a manufacturing, retail and residence use district; 58th lane and 59th street are in a manufacturing use district and that the site is located in a manufacturing and a retail use district; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1956 on N.B. App. 2159-56 reads:

"1. Proposed use of premises located partly in a manufacturing and partly in a retail use district for milk processing, bottling, and distributing plant, storage, off-street loading, parking, garage for more than five motor vehicles, repair of motor vehicles and auto washing is contrary to Art II, Sections 4-A and 4-F of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a lot 200 ft. front on 52nd avenue, 473.19 ft. front on 59th street, 123.03 ft. front on Tyler avenue and 359.82 ft. front on 58th lane; and that the portion of the plot located within 100 ft. of Tyler avenue is located in a retail use district and the balance of the plot is in a manufacturing use district; that it is proposed to erect thereon a one-story building 28 ft. in height, 200 ft. by 212 ft. irregular in area, of fireproof construction, for use as a milk processing, bottling and distributing plant for storage of milk products,

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for off-street loading, for parking, for garage for more than five motor vehicles, office, motor vehicle repairs and auto washing; and

WHEREAS, the applicant states that the present owner acquired title to the premises October 19, 1954; and

WHEREAS, the applicant states that as of July 25, 1916, the block in question was zoned for unrestricted use, B area, class 1½ height district; and in 1927 the zoning map shows business within 100 ft. of Tyler avenue and residence for the balance of the block; that business zoning was changed to residence December 23, 1940; that the present zoning became effective July 22, 1954; and

WHEREAS, the applicant contends that the non-conforming uses for which a variance is sought are proposed to be conducted entirely within the manufacturing use district portion of the premises; that the proposed building will front on the north side of 52nd avenue and will be entirely within the manufacturing use district; that only those accessory uses which in themselves would be permitted in a retail use district will be carried on in the retail portion of the premises; and

WHEREAS, the applicant contends that the area bounded by New Calvary Cemetery on the connecting highway and Tyler avenue on the northwest and northeast and Mt. Zion Cemetery on the east and south is sparsely improved; that most of the streets and avenues are not cut through and the premises in question is obviously in a pristine state; that south of 53rd avenue there is an incinerator plant located in an unrestricted use district; that this plant more or less sets the whole character of the neighborhood; and

WHEREAS, the applicant requests, in view of the facts above stated that this application for a variance be granted to permit the proposed erection and maintenance of the building and uses in question for a term of 20 years pursuant to the power vested in the Board by Section 7, subdivision e of the zoning resolution; and

WHEREAS, the surrounding area has been inspected by a committee of the Board.

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of twenty years, to permit the construction and use of the proposed milk processing and bottling and distributing plant with accessory use of loading, parking and garage for more than five motor vehicles, automobile washing and repairs, substantially as proposed and indicated on plans filed with this application, marked "Received June 28, 1956", 5 sheets and "June 6, 1956", 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the processing and distributing plant shall distribute milk mainly in paper cartons; that the parking garage and motor vehicle repairing shall be only in connection with the motor vehicles owned and operated by the milk company; that where proposed buildings do not occur, there shall be erected on all interior and exterior lot lines, woven wire fences of the chain link type with a masonry base to a total height of not less than 5 ft. 6 in. except for openings on 58th lane and 59th street, where shown, with curb cuts opposite not exceeding 30 ft. in width; that paving of streets and sidewalks and curbing in front of the premises shall be constructed to the satisfaction of the Borough President; that such fire-fighting equipment shall be maintained in such portions of the building as the fire commissioner shall deem necessary; that any materials stored or used requiring a permit from the fire commissioner shall be subject to such a permit; that the open space proposed for parking and loading shall be paved with concrete or asphalt; and that all permits required shall be obtained, including a certificate of occupancy and all

work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 3, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Company of America, owner.

SUBJECT—Application for consideration—reopened May 29, 1956 for report as to additional trade name—re Long-Flex Gas Stove Connector; previously approved.

APPEARANCES—

For Applicant: Earl Longfellow.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 160-49-SM Vol. II

Subject: Amendment to resolution as to trade names.

Flexible Connector Company of America Boston, Massachusetts requested by letter dated April 26, 1956 that the resolution adopted June 7, 1949 and amended at various times through November 1, 1955 under Cal. No. 160-49-SM Vols. I & II be amended to permit the approved flexible connectors to be marketed under additional trade names. The application was reopened by a vote of the Board May 29, 1956.

Description

There has been no change in the construction of the connector.

Recommendation

The Committee on Test recommends that the resolution adopted June 7, 1949 and amended at various times through November 1, 1955 under Cal. No. 160-49-SM Vols. I and II be amended so as to permit the approved connector to be marketed under the following trade names by the Liberty Brass & Copper Company under the trade name Salflex, Jamaica Mfg. Company under the trade name Jamico, Acme Plumbing Specialties Company under the trade name Myrna; International Plumbing Mfg. Company; Durst Mfg. Company; Franklin Metal and Rubber Company; Dormont Mfg. Company; Wilkoff under the trade name E-Z-Flex; Carlson Connector Company under the trade name Rangeflex and S. H. Leggitt Company under the trade name Flexease on condition that the requirements of the resolution adopted June 7, 1949 under Cal. No. 160-49-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amended* the resolutions of June 7, 1949 through November 1, 1955 in accordance with the above report.

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470-53-SA

APPLICANT—Star Sprinkler Corp., owner.

SUBJECT—Application June 11, 1953—Star Dry Pipe Valve, 4 in. Model C, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 470-53-SA

Subject: Star Dry Pipe Valve 4 inch, Model C.

The Star Sprinkler Corp., Philadelphia, Pa., filed June 11, 1953 an application with the Board of Standards and Appeals for approval of their Star Dry Pipe Valve, Model C under the provisions of Article 16, Administrative Building Code and the Sprinkler Rules of the Board.

Purpose

A water flow control valve for dry pipe sprinkler systems.

Description

The Model C dry pipe valve is a 4" valve of the differential type designed to automatically admit water into a dry pipe system of automatic sprinklers which it controls.

It consists of a body, a built in water valve and air valve. The body encloses the water and air valves and their respective seats. These are so designed and proportioned and when set, offer such a leverage between pressures exerted on their respective surfaces, that the valves are held closed by relatively low air pressures exerted on the air valve.

The dry pipe valve operates when air pressure in the sprinkler piping above the valve is reduced as would occur when a sprinkler head fused or a test valve was opened. When the air pressure is reduced sufficiently to overcome the differential due to the difference in areas of the air and water valves and the difference in the length of the lever arms affecting the two valves, it will permit them to open. Water then enters the dry pipe valve and flows to the sprinkler system. The water also passes through the outlet ports to sound connected alarm devices or signals.

The Model C is a type A valve as classified in Section C26-1365.O.h Administrative Code.

Inspection and Test

All data submitted was examined at the offices of the Board of Standards and Appeals by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Model C, 4 inch Dry, Pipe Valve has been approved by the Underwriter's Laboratories under application #40C403 dated April 8, 1940.

Recommendation

On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the 4 inch, Star Dry Pipe Valve, Model C for use in dry pipe sprinkler systems when installed in accordance with the provisions of Article 16, Administrative Building Code and the sprinkler Rules of the Board provided each valve will bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 470-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

876-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application October 25, 1955—Gilbarco Submerged Turbine Pump, Model STP, Approval of.

APPEARANCES—

For Applicant: William Keay and R. C. Beckman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 876-55-SA

Subject: Gilbarco Submerged Turbine Pump, Model STP.

The Gilbert and Barker Mfg. Company, West Springfield, Mass., filed October 25, 1955 an application with the Board of Standards and Appeals for the approval of the Gilbarco Submerged Turbine Pump, Model STP under the provisions of C19-69.C Administrative Code.

Purpose

A submerged type of pump for pumping motor fuels.

Description

The Model STP submerged turbine pump is a special centrifugal type for use with underground storage tanks in conjunction with remote dispensing units in service stations. The pump is assembled with integral explosion proof $\frac{3}{4}$ HP motor, 230 volt, 60 cycle AC single phase, capacitor start and run type which is shielded from the liquid being pumped. The motor is sealed in oil for lifetime lubrication.

The pump is a three stage centrifugal unit equipped with three bronze impellers, Ni-resist diffusers and a monel shaft.

Pump and motor are combined in a single unit which is submerged in the storage tank through a 4" threaded opening.

An explosion proof electrical junction box is located above the discharge head on top of the pump. It is secured to a seamless metal conduit which serves to carry the wires to the pump motor. The junction box and discharge head are kept accessible by construction a reinforced concrete manhole, extending from storage tank level to ground level, around each STP pump installed. The space below the junction box is filled with clean sand.

The discharge head contains a line check valve with a built in relief valve. The line check valve is of bronze material with a Buna N synthetic rubber "O" ring acting against a tapered bronze seat. It is equipped with a built in relief valve to protect the dispensers, discharge lines and discharge head from abnormal pressures due to temperature rise of liquid content.

Air separation is provided by means of a return air release opening to the storage tank from the discharged head.

A control box of heavy gage steel containing a magnetic starter with overload protection, running and starting capacitors and a relay to cut the starting capacitor out at proper motor speed is provided for each installation. Such control box is installed in the service station building.

A John Crane Mechanical Seal is installed in the sealing block to prevent the product being pumped from entering the motor. The prime purpose of using a John Crane Mechanical Seal in the Gilbarco Submerged Turbine Pump is to prevent contamination of the oil with gasoline, so as to insure maximum efficiency and performance of the motor. A bellows-shaped expansion sleeve attached to the top of the motor provides a simple method to maintain equal pressures on both sides of the John Crane Mechanical Seal. This prevents any possibility of product leakage.

The John Crane Mechanical Seal has been approved by Underwriter's Laboratories, Inc. It has been used widely in its application for sealing volatile products such as hydro

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carbons and also refrigerants. The John Crane Seal is recognized by the Petroleum Industry as a reliable seal having extremely long life and is the finest available.

Inspection and Test

A sample pump was tested and inspected at the plant of the applicant and found to operate as designed. Present were G. F. Sklenarik, Asst. Engr., Committee on Test, Wm. Keay and others of Gilbert and Barker Mfg. Company.

The Model STP pump is listed by the Underwriter's Laboratories under file MH-6262.

Recommendation

On the basis of the data submitted and the inspection and test, the Committee on Test recommends the approval of the Gilbarco Submerged Turbine Pump, Model STP under the provisions of Section C19-69.C Administrative Code when installed in service stations only and in accordance with this report and provided further that all electrical work will be in accordance with the Electrical Code of the City of New York and that each pump will bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 876-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

990-55-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application November 9, 1955—Gilbarco Single Gasoline Dispensing Pump, Model 104, approval of.

APPEARANCES—

For Applicant: William Keay and R. C. Beckman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 990-55-SA

Subject: Gilbarco Gasoline Dispensing Pumps, Model 104
and Gilbarco Remote Control Gasoline Dispensers,
Model 104RC.

The Gilbert and Barker Mfg. Company, West Springfield, Mass. owner-manufacturer filed November 9, 1955 an application with the Board of Standards and Appeals for approval of the Gilbarco Gasoline Dispensing Pumps, Model 104 and the Gilbarco Remote Control Gasoline Dispensers, Model 104RC under the provisions of C26-191.0 and C19-69.C Administrative Code.

Purpose

Gasoline dispensing units for garage and service station use.

Description

The model 104 is an electrically driven metering pump with a computer type registering mechanism. A $\frac{1}{3}$ HP explosion-proof electric motor drives a positive displacement type of rotary pump to raise gasoline from the tank and

at a pressure of just under 20 lbs. for proper metering. The Model 104 dispenser is equipped with a motor, a combination pump unit-air separator, an air separator sump, a meter, a computer with a built in interlock and a single visigage sight glass on the hose side of the pump. The motor is turned on and off by means of a control lever device on the side of the dispenser. The control lever operates a rod which is directly connected to a switch in the motor. The control lever is also interlocked with the computer.

The pump unit-air separator separates any air or vapor which may be admitted to the system through a leaky suction line or through improper manipulation. The air separator also has the function of providing room for expansion of the liquid in the system due to temperature rise. The meter used is four piston positive displacement type.

A valve is incorporated between the meter and visible discharge indicator assembly to maintain the liquid under a slight pressure at all times to prevent vaporization while the unit is standing idle. Vapor formation at this point would cause false measurements in hot weather.

Flow rates are controlled at the nozzle and maximum rate of flow is 15 gallons per minute. The nozzle control valve cannot be locked in an open position.

The Model 104 is equipped with an external hose connected directly to the visigage outlet on a side panel which extends 13 ft. from outlet to nozzle spout.

The Model 104RC is similar in outward appearance to the Model 104. It is built for remote control operation with the motor, pump unit-air separator, and sump removed. Air separation takes place at the remote pumping unit which pumps product to the 104RC dispenser.

Delivery of product to the hose nozzle is accomplished by means of a lever on the side of the dispenser which is used to start and stop the remote pump unit motor. The lever is also connected to a feed line valve operated by a rod which opens and closes the valve in sequence with the start and stop of the remote pump unit motor. The feed line valve is equipped with a built-in relief device which prevents excessive pressure in the visigage, meter and hose as may be caused by expansion of gasoline during hot weather. The feed line valve also prevents pressure in the hose of other dispensers connected to the same supply line which are not in operation at the time.

The dispenser is also equipped with a combination strainer-check valve with a built-in relief set at 35 psi to prevent excessive pressure in the system. This valve is located at the line connection at the base of the dispenser.

In the Model 104RC hose length has been increased to a total length of 15 ft.

Inspection and Test

These dispensers were inspected and tested at the plant of the applicant and were found to operate satisfactorily as designed. Present were G. F. Sklenarik, Asst. Engr., Committee on Test, Wm. Keay and others representing the Gilbert and Barker Mfg. Co.

The Models 104 and 104RC are listed by the Underwriter's Laboratories under File MH. 1941.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Gilbarco Gasoline Dispensers, Models 104 and 104RC for use in New York City under the provisions of C26-191.0 and C19-69.C Administrative Code provided all electrical work will conform to the Electrical Code of the City of New York and further that each dispenser will bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 990-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

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Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

229-56-SA

APPLICANT—The Webster Engineering Co., owner (Oilfield Equipment Co. Agent).

SUBJECT—Application March 21, 1956—Webster Series R Gas and Oil Burner, Model RD-19W-GOS, Open Register Model, approval of.

APPEARANCES—

For Applicant: Thomas E. Ward, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 229-56-SA

Subject: Webster, Series R Gas and Oil Burner, Model RD-19W-GOS, Open Register Model

Oilfield Equipment Co., New York, filed for the Webster Engineering Company, Tulsa, Okla. on March 21, 1956 an application with the Board of Standards and Appeals for approval of the Webster, Series R Gas and Oil Burner, Model RD-19W-GOS Open Register Model under the provision of Article 12 Administrative Building Code C-19-57.0 Administrative Code and the Oil Burner Rules of the Board.

Purpose

A combination burner for gas or oil fuel, designed for industrial use.

Description

The Webster Model RD-19W-GOS combination burner consists of an open register assembly which is inserted into a wall opening in the furnace and is secured to the furnace with bolts. Provision is made for the insertion of a tubular gas burner into the combustion chamber through a guide tube in a center opening in the register assembly. The oil burner gun is then inserted through the hollow gas gun making a combination burner for either gas or oil firing using natural draft manually controlled.

The Webster RD-19W-GOS is custom built for each application. Fuel guns and air register guide tube are fabricated in the proper lengths with respect to furnace wall thickness and the desired angle of fuel discharge. Fuel nozzles are finally adjusted in the field.

Natural gas fuel is supplied to the combustion chamber at pressures up to 5 lbs. per sq. inch through a line of circumferential ports at the end of the gas burner. Ignition of gas is by pilot light which is first ignited by an electric spark, manually operated. Upon proof of pilot flame as established by a flame rod operating through a protecto-relay system, the operator of the burner may then open an electric safety shut-off valve (Western Safety Valve) which will permit the flow of gas to the main burner. In case of flame failure, this valve and pilot solenoid valve will shut-down in 2 to 4 seconds.

When the gas burner is in use the oil gun is set back away from the furnace heat or it may be disconnected and removed entirely.

For use as an oil burner a manually operated switch is provided which will lock out the gas burner and permit the use of the oil gun after its proper placement by the operator.

Preheated No. 6 fuel oil is supplied to the oil gun from a remote pump or pumps at a pressure of approximately 50 lbs. per sq. inch maximum and steam is supplied for oil dispersion at pressures of 5 to 10 lbs. per sq. inch higher than oil pressure.

Ignition of oil is accomplished by means of a torch when oil flow is started by the operation of a foot switch. This switch will not remain in the open position unless ignition has been established and proven by means of a photoelectric cell that operates through a protecto-relay system. Flame failure will cause a shut-down of oil supply in 2 to 4 seconds.

In addition an interlock is provided to shut-off oil supply to the burner in case of steam failure.

The manufacturer recommends that before starting up on either fuel, the register door and up take damper be opened wide for 5 minutes to allow the furnace to vent itself after which proper draft should be established before ignition; .05-1 inch W.C. furnace draft.

Inspection and Test

A typical installation of the RD-19W-GOS burners was inspected at the North Philadelphia power plant of Sears-Roebuck & Co. Present were G. F. Sklenarik, Asst. Engr. Committee on Test, T. Ward, Jr., Oilfield Equipment Company and Messrs. G. Lindberg and F. Morris of Sears-Roebuck & Company. The burners, on gas fuel, functioned satisfactorily as designed.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Webster, Series R Gas and Oil Burner, Model RD-19W-GOS for use with natural gas and No. 6 fuel oil when installed and operated in accordance with this report and the provisions of Article 12, Administrative Building Code, Sections C26-213.0 and C-19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals and provided further that all electrical work will conform to the Electrical Code of the City of New York and that each appliance will bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 229-56-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

620-45-A—Vol. II

APPLICANT—Harry G. Savran, for Yeshivah Chofetz of Radum, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—346 West 89th street and 170 Riverside drive, southeast corner, Block 1250, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: H. G. Savran, Emerich Feigelstock and Hirsch Zaks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough-Superintendent dated June 6, 1956 on Alt. App. 184/56 reads:

"1. Request for the issuance of a new Certificate of Occupancy in continuance of the temporary C.O. 380-84

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with a change of use on the 1st, 2nd and 3rd floors and new occupancy should be referred back to the Board of Standards and Appeals.

Application not further considered.

Reconsideration of this objection was denied on March 20, 1956. It will not be further considered."

and
WHEREAS, the applicant states the building is 5 stories, and cellar, 58 ft. in height, 65 ft. by 65 ft. in area at street level, 40 ft. by 65 ft. in area at typical floor level, of class 3 construction, erected 1916, located on a lot 145 ft. 5 3/4 in. front by 100 ft. 8 1/2 in. in depth, in a residence use, B area, class 1 1/2 height district, and used and occupied since 1916; cellar—boiler room and storage; basement—offices and classrooms, 100 persons; 1st floor—dance and art studios, 75 persons; 2nd floor—dance and art studios, 75 persons; 3rd floor—studio and custodian, 75 persons; 4th floor—offices and caretaker's rooms, 15 persons; and now proposed to be used and occupied as follows: cellar—boiler room and storage; basement—offices and class rooms, 100 persons; 1st floor—class rooms, offices, dining room, 75 persons; 2nd floor—class rooms, 75 persons; 3rd floor—class rooms, 75 persons; 4th floor—offices and caretaker's rooms, 15 persons; the building is provided with two interior fireproof enclosed stairs, equipped with fireproof self-closing doors, and leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy No. 38084, temporary, issued January 16, 1951, against Alt. App. 1559/48, describes the building as a public building of Class One fireproof construction and permits the following use and occupancy: cellar boiler room and storage; basement—offices and class rooms, 100 persons; 1st floor—dance and art studios, 75 persons; 2nd floor—dance and art studios, 75 persons; 3rd floor—studios and custodian, 75 persons; 4th floor offices and caretaker's rooms, 15 persons; to be occupied by the Heckscher Foundation for Children, a philanthropic and eleemosynary institution, pursuant to a variance granted by the Board under Cal. No. 620-45-A, Vol. I, for a period of five years commencing November 8, 1950; and

WHEREAS, under date of November 8, 1950, the Board extended the term of a variance previously granted October 23, 1945, to Heckscher Foundation for Children, for a term of five years from November 8, 1950, for use of the building by the Whitman School of Interior Decoration, Inc., lessee; and

WHEREAS, the applicant states that this is an appeal to the Board's discretion to permit the use of the building as a parochial school, subject to the conditions previously permitted for occupancy by a philanthropic and eleemosynary foundation which was similar to the functions of class room activity proposed by the Rabbinical and Yeshivah school; and

WHEREAS, the applicant contends that the proposed use will be the same as the prior use except that where dance and art studios were permitted, classrooms with the same number of occupants will prevail; that the actual difference between the proposed use and the previous use is the type of instruction.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1945, as thereafter *amended* by resolutions adopted through November 8, 1950, by adding thereto:

"that the occupancy of this building may be as now proposed and as shown on plans filed with this application marked "Received June 7, 1956", (3 sheets), for a term of five years *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, and with the requirements of the resolution above cited where not inconsistent with the terms of this *amended* resolution; and that a new certificate of occupancy shall be obtained and that the building shall not be extended in height or area."

155-55-A

APPLICANT—Stanley H. Klein, for Gotham Enterprises, Inc., owner.

SUBJECT—Application for consideration—reopening as to consider revised plans and amendment of resolution—re Appeal from a decision of the Borough superintendent; previously granted on condition.

PREMISES AFFECTED—45-10 83rd avenue, west side, 3195 ft. south of 45th avenue, Block 1536, Lot 215, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Peter Nargusian.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 22, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1956, only so far as it refers to the date of plans so that as *amended* this portion of the resolution shall read:

"as shown on plans filed with this appeal marked 'Received May 3, 1956' (4 sheets), as modified by revised plans marked 'Received June 3, 1956' (one sheet)." (Alt. 297/54)

378-56-A

APPLICANT—Robert G. Zetsche, for Missionary Sisters of The Sacred Heart, owner.

SUBJECT—Application May 23, 1956—Appeal from a decision of the borough superintendent, re fire tower and exterior walls.

PREMISES AFFECTED—227-235 East 19th street, north side, 166 ft. west of 2nd avenue and 218-238 East 20th street, Columbus Hospital, Block 900, Lots 18, 47 and 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert G. Zetsche, Caesar L. De Sina and Vincent Pellegrino.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 15, 1956 on Alt. App. 542/56 reads:

"1. New extension brings height of bldg. over 75 ft. Therefore a fire tower will be required under 6.1.2.2.3 B.C.

"2. Exterior walls as indicated fail to have a 2-hour fire resistive rating as required by 3.2.1 B.C."

and

WHEREAS, the applicant states the building varies in height from two to nine stories, 27 to 104.5 ft. respectively in height, of fireproof construction, 113 ft. front by 184 ft. in depth, located in a business use, B area, class 1 1/2 height district, and that it is proposed to add an additional (8th story) to the northwest wing which was erected in 1949, and to use and occupy the entire northwest wing as follows: sub-cellar—autopsy, morgue and pharmacy room, 7 persons; cellar—emergency engineers and laundry, 20

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persons; 1st floor—chapel, waiting offices, 122 persons; 2nd floor—interns, wards, and general hospital, 35 persons; 3rd, 4th and 5th floors—solarium, wards, nurses restrooms, 37 persons each floor; 6th floor—bed-, living- and dining rooms, 24 persons; 7th floor—bedrooms and infirmary, 30 persons; the new 8th floor—obstetric and nursing department, 40 persons; and

WHEREAS, the applicant states the building is equipped with an approved standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. wide steel stairs with cement treads located in the northwest wing, enclosed in 6 in. cinder block plastered both sides, equipped with hollow metal self-closing doors, and there are two exterior stairs, one of which extends to roof and both extend to yard by stair, with egress through driveway or parking lot to street; and

WHEREAS, Certificate of Occupancy No. 40206 issued September 3, 1952, against Alt. App. 2030/47 for the northwesterly wing permits the present use and occupancy; and

WHEREAS, the applicant states that the hospital was established in 1891 and consists of a single nine story building on East 19th Street known as the southerly wing together with four structures on East 20th street, all connected by corridors or bridges, and a parking area on 20th street; that the building in question, on 20th street, was constructed in 1949, is 7 stories in height and is called the northwesterly wing and it is located directly north of the 19th street wing; and

WHEREAS, the applicant contends that due to overcrowding, particularly in the maternity ward, the Health Department has made certain recommendations covering this section of the hospital, and in order to conform to these recommendations more room must be provided for the new-born service and obstetrics department; that due to requirements as to non-contaminated elevators and corridors, the only feasible place to place this extension is on the new eighth floor addition on the northwesterly wing; that the present steel will permit only the lightest construction above the present roof of this wing, and it is therefore requested that Objection #1, issued by the Borough Superintendent, be so modified as to permit the use of the present stairs use of the present stairs extended to the new roof, since it would require almost one-quarter of the area of the ambulance garage to accommodate a fire tower adjoining the present westerly stairway and this course would be prohibitive; that this westerly stairway is the only one that would be feasible to replace as it is seldom used by hospital personnel; that in the future in connection with contemplated extensions to the west of the building in question a fire tower will be constructed to replace the present stairs; that the Board is therefore requested to permit the egress conditions as proposed and as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends as to Objection #2, issued by the Borough Superintendent, that because of the limited permissible deadload the architects propose to use the light weight H. H. Robertson two-hour fire resistive insulated Q Panel of stainless steel for the walls of the eighth floor addition; that the practical difficulties and unnecessary hardships inherent in strict compliance with the requirements of the Code necessitate a variance in this case; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated May 15, 1956, acting on Alt. App. 542/56, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing stair shall be continued in height as required and need not be of the fire tower type, as proposed and shown on plans filed with this appeal, marked "Received May 23, 1956" (17 sheets), and "July 2, 1956" (3 sheets); as to Objection 2, that the exterior wall construction may be permitted as shown on such plans, *on condition* that it shall be erected and maintained to the satisfaction of the Borough Superintendent; that the standpipe and interior fire alarm

systems and fire drills shall be maintained in accordance with requirements therefor; that this action by the Board shall be for this specific appeal and not be deemed a precedent for any future installations; and that an application shall be filed by the H. H. Robinson Company for general approval of their vertical construction material.

411-56-A

APPLICANT—Fred C. Dahlem, for Patrick H. and Helen L. Ricci, owners.

SUBJECT—Application June 7, 1956—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34(6) re cellar occupancy and Section 218, re egress.

PREMISES AFFECTED—316 East 58th street, south side, 224 ft. east of 2nd avenue, Block 1350, Lot 43 (formerly 43 and 143), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Helen Ricci.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 6, 1956 on Alt. App. 1709/55 reads:

"A11. (1) Before the department will accept this as a corner lot in relation to locating fire-escapes, the consent of the Authority to a permanent easement of light and ventilation must be obtained.

"A12. (2) For cellar occupancy file plans showing compliance with Sec. 34 sub 6 (new) M.D.L.

"A13. (3) As plans show an increase in occupancy a bulkhead to the roof over the main stairs is mandatory under Sec. 218 M.D.L."

and

WHEREAS, the applicant states the building is 4 stories, 40 ft. in height, 21.10 ft. front by 60 ft. 2 in. in depth, of class 3 construction, erected 1890, located on a lot 26 ft. front by 100.5 ft. in depth in a business use, B area, class 1½ height district, used and occupied since 1890, cellar—boiler room and storage and office; 1st floor—one apartment; 2nd floor—one apartment; 3rd floor—one apartment; 4th floor—one apartment; and proposed to be used and occupied upon completion of the alteration herein involved as follows: cellar—boiler room, kitchen and dining room, 4 persons; (in connection with a first floor duplex apartment) for owner occupancy; 2nd floor—two apartments; 3rd floor—two apartments; 4th floor—two apartments; the building is provided with one 3 ft. wide interior steel stairs with marble treads, enclosed in fire retarded partitions, equipped with one-hour test self-closing doors, leading direct to street and provided with a ladder and scuttle to roof; and two fire escapes, one front and one side, extending to roof by ladder. Egress from the lower termination of the fire escape is by ladder; and

WHEREAS, the applicant states that the building is an old law tenement erected about 1890 and was purchased in 1948 by the present owners who have occupied the first floor apartment since 1949; that it is now proposed to improve the building by removing the entire interior stairway and replacing the same with a new steel and marble stairs and a new vestibule with new letter boxes and new lighting; that it is also proposed to double the number of apartments on the 2nd, 3rd, and 4th floors and to provide new bathrooms, kitchens and kitchenettes; that the entire building will be rewired and repainted; that the owners have decided to make the first story, and the rear portion of the cellar, a single apartment with the living rooms and bedrooms on the first floor; and

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WHEREAS, the applicant contends that the rear portion of the cellar faces a deep rear yard which will be landscaped and excavated for a distance of 14 ft. to a level of 6 in. below the cellar floor, and a 30 in. retaining wall will be erected with steps leading to the garden; that the owner has purchased from the City a strip of land 4 ft. 2 in. wide by 100 ft. 5 in. in depth to provide additional light and ventilation for windows on the west wall; and

WHEREAS, the applicant contends as to Objection 1, issued by the Borough Superintendent that it is requested that the Board permit the change of the location of the proposed new fire escape from the front to the west wall, which property has recently been acquired from the City; that the thoroughfare being an arterial highway, under the zoning law, makes the building a corner building even though the City maintains a high brick wall separating the passage from the rear lot line to the building line of 58th street; that it would greatly improve the appearance of the front of the building by placing the 60° fire escape on the side and would in no way interfere with the exit facilities as required by the Multiple Dwelling Law; that lots 43 and 143 will be combined into a single lot by reapportionment in the Tax Department; and

WHEREAS, the applicant contends as to Objection 2, that the Borough Superintendent has refused to permit the kitchen and dining area in the cellar as part of a duplex apartment; that this portion of the cellar will be provided with ample windows and ceiling height and will be renovated into a beautiful and convenient dining area, with laundry and kitchen; that the existing kitchen facilities on the first floor have proved inadequate; that this duplex apartment will be used solely by the owners and their family and will afford a great convenience and privacy from the remainder of the building; and

WHEREAS, the applicant contends as to Objection 3, the Board is requested to grant relief to omit the new steel stairs and bulkhead to the roof as required by section 218 of the Multiple Dwelling Law and not required by Section 233 of the Multiple Dwelling Law; a variance is requested as to this bulkhead as it seems unnecessary due to the fact that the buildings to the east are one story higher, therefore, blocking egress to the east and as there is no egress to the west as the premises abut the Queensborough bridge approach.

Resolved, that the decision of the Borough Superintendent, dated June 6, 1956, acting on Alt. App. 1709/55, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted* that in view of acquisition by the owner from the City of the open space approximately 4 ft. in width, running parallel to the Queensborough Bridge approach which abuts the building, may be considered, for the purposes of light and ventilation, a corner building; as to Objection No. 2, that the cellar occupancy as proposed may be occupied as proposed provided that no sleeping rooms are located within the cellar; and *denied* as to Objection No. 3 to comply.

102-55-A

APPLICANT—Robert Rubin, for Boak and Raad (Rockwood Realty Corp., owner).

SUBJECT—Application February 7, 1955—Appeal from a decision of the borough superintendent, re use of hoist tower—not of approved type.

PREMISES AFFECTED—20-28 East 68th street, and 802-812 Madison avenue, southwest corner, Block 1382, Lots 56, 57, 58, 58½ and 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Rubin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Selig Kaplan and Aaron I. Berk.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 2 P. M. for applicant to file revised plans with the Board, as previously requested; hearing previously closed.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—47 Walker Street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Arion Abramchik.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

179-55-A

APPLICANT—Sidney Daub, for Harriet Fybush, owner.

SUBJECT—Application February 28, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—93 Crosby street, east side, 195 ft. south of Prince street, Block 496, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Arion Abramchik.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

619-55-A

APPLICANT—Raymond Irrera, for Long Island City Savings and Loan Association, owner.

SUBJECT—Application July 22, 1955—Appeal from a decision of the borough superintendent—re connecting frame building to brick building.

PREMISES AFFECTED—37-08 to 37-10 Broadway, south side, 50 ft. east of 37th street, Block 655, Lots 36 and 37, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 2 P.M., for applicant to obtain a new additional ruling from the Building Department as to whether premises is considered to be one or two buildings.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re

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storage of combustible mixture (Luperco ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen and Joseph Sucher.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 10, 1956, at 2 P.M., for inspection report by a representative of the Fire Department.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M., for inspection and decision; hearing previously closed.

373-38-BZ—Vol. III

APPLICANT—George H. Colin, for Cities Service Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 21, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h, 7f and 7i of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station, retail sales, lubricatorium, auto laundry, motor vehicle, repairs and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1401-1409 Far Rockaway boulevard and 1149-1161 Nameoke street, southeast corner, Block 38, Lot 40, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 23, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 21, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1950, as thereafter *amended* by resolutions adopted through June 21, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that he proposes to submit revised plans for the Board's approval and desires to keep the application open, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 4992/48.)

178-41-BZ—Vol. II

APPLICANT—S. L. Eddy, for Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional tanks and pump—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 29, 1955, on certain conditions; and

WHEREAS, the resolution was amended and term of variance extended on November 9, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 29, 1955, as thereafter *amended* by resolutions adopted through November 9, 1955, on so far as it refers to additional tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that there may be installed two additional 550 gallon tanks making a total of 12 such approved 550 gallon tanks and one additional gasoline dispensing pump of an approved low type, as proposed and as indicated on revised plans marked 'Received June 12, 1956, (one sheet), and as passed on by the Borough Superintendent under Misc. App. 2890 dated July 2, 1956, Objection No. 1, on condition that in all other respects the resolution above cited shall be complied with.'" (N.B. 1399/53)

234-41-BZ

APPLICANT—H. C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 28, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the alteration and reconstruction of a gasoline service station.

PREMISES AFFECTED—2001-2013 Broadway, west side, from West 68th street to West 69th street, 151-155 West 68th street and 166-178 West 69th street, Block 1140, part of Lots 4, 5, 7, 10, 14 and 55 and 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 13, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 28, 1955; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 4, 1943; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1942, as thereafter *amended* by resolutions adopted through June 28, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been filed by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 87/54.)

310-50-BZ

APPLICANT—Burke, Green and Groh, for Max and Theresa Hummel, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the Dept. of Marine and Aviation); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for boats and for patrons to use boat yard.

PREMISES AFFECTED—164-30 95th street, west side, 220 ft. north of 165th avenue, Block 4153, Lot 46, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1950, on certain conditions; and

WHEREAS, the term of variance and time to complete the work were extended on December 20, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1950, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required and a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2340/55.)

409-51-BZ

APPLICANT—Goldwater and Flynn, for 1 West 67th Street, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district, the use of basement for broadcasting studio.

PREMISES AFFECTED—1 West 67th street, north side, 100 ft. west of Central Park West, Block 1120, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: L. R. Colman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"...*granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 784/51 and 1727/51.)

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application for consideration—reopening as to correct applicants error as to approval of plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a retail use district, the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road, and 2916-2920 Ocean Parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 12, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 24, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956, to correct the applicant's statement that plans have been approved by the Department of Buildings, so that as *amended* the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. Apps. 946/52 & 947/52)

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172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired November 23, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 7a of the zoning resolution, permitting in a retail use district, the reconstruction of existing gasoline service station to include gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 23, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 23, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work was substantially completed before November 23, 1955, the expiration date for completion, and that now additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution" (N.B. 954/53).

917-54-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence and retail use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard, and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 12, 1955, on certain conditions; and

WHEREAS, the resolution was amended on December 20, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955, as thereafter *amended* by resolutions adopted through December 20, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and the work is ready to start, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N.B. 921/54).

953-54-BZ

APPLICANT—Kenneth W. Milnes, for Joseph A. Usellis, owner (F. D. Koehler Co., Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7(a) of the zoning resolution, permitting in a business 1 use district, the reconstruction of an existing gasoline service station building and the conduct of car washing, lubritorium and minor motor vehicle repairs and adjustments.

PREMISES AFFECTED—337 Van Duzer street, northeast corner of Prospect street, Block 512, Lot 44, Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is well in progress, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. 598/54)

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the maintenance of existing manufacturing (floor space) in excess of the permitted percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. 2236/54)

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the extension in area of existing gasoline service station and the installation of five additional gasoline storage tanks and to rebuild the existing station to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and permitting the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings and the work is ready to commence, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 919/54.)

111-55-BZ

APPLICANT—Charles M. Spindler, for Reuben L. Kershaw, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition,

under section 7e of the zoning resolution, permitting in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 1, 1955, on certain conditions; and

WHEREAS, the resolution was amended on February 28, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 1, 1955, only so far as it refers to the number of gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

“that the number of gasoline storage tanks shall be restricted to twelve 550 gallon approved tanks; and that there may be one additional gasoline dispensing pump of a low approved type, all as shown on revised plans marked ‘Received June 15, 1956,’ (one sheet). (N.B. App. 4661/54.)

289-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., and Frank and Antoinett Della Corte, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use E area district, the relocation of existing gasoline service station (to be demolished) to include lubritorium, car washing, motor vehicles repairs, storage and sale of accessories, and permitting the parking and storage of motor vehicles on upon unbuilt upon portion of plot, without the required side yard for accessory building.

PREMISES AFFECTED—110-48 to 11056 (110-50 official) Horace Harding boulevard, and 110-52 to 110-58 Colonial avenue, southeast corner, Block 2162, Lot 180, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

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"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 4536/54.)

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a business use district, the proposed change in occupancy from boiler room, garage, for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 384/55.)

1144-17-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Wilberich Realty Company, Inc., owner. (General Linen Supply and Laundry Company, Inc., lessee.)

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, permitting in a business district, the erection of a one story public garage.

PREMISES AFFECTED—435 Willoughby avenue and 184-198 Nostrand avenue, northwest corner, Block 1753, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

274-26-BZ—Vol. II

APPLICANT—Jane Nicastri, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a business district, the alteration and extension of garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—3349-3357 East Tremont avenue, north side, 70 ft. east of Baisley avenue, Block 5311, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Gordon I. Novod.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

132-33-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—730-754 East Fordham road, 2506-2510 Crotona avenue, southeast corner, Block 3116, Lot 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

103-39-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Morton H. Felberbaum, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—196-194 to 196-29 Linden boulevard and 116-44 to 116-52 197th street, northwest corner, Block 11068, Lot 115, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, previously withdrawn under Section 21, for consideration under a new section of the zoning resolution for a new owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

1446-39-BZ—Vol. IV

APPLICANT—L. Robert Hitzig, for North Shore Building Co., owner.

SUBJECT—Application for consideration—reopening as to consider rehearing based on rearrangement of proposed gasoline station—re Application (decision of the borough superintendent); previously denied, under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle

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repairs and office with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line and to permit the parking of motor vehicles waiting to be serviced (previously denied by the Board under section 21 and later under sections 7e, 7h and 7i when site was in residence and business use district).

PREMISES AFFECTED—34-57 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: William H. Robinson and Peter R. Gray.

ACTION OF BOARD—Application reopened as Vol. IV, to consider a new proposal, new plans, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

247-49-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Devlin, Inc., owner. (Walter B. Cooke, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider amendment to resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted.

PREMISES AFFECTED—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue, Block 5109, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney Gilbert.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. II, subject to the regular procedure, to consider amendment.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for Jack Brause and Peter I. Feinberg, owners.

SUBJECT—Application for consideration—reopening as Vol. II as to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use, E area district, the erection and maintenance of a business building (stores) nearer to the street line than is permitted and permitting the parking of patron's cars on unbuilt upon portion of lot.

PREMISES AFFECTED—1102-1110 Metcalf avenue northeast corner of Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

677-54-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Hyman Glassgall, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment (one family) to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new application under a new Section of the Zoning Resolution, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

776-54-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner. (Hermany Farms, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II as to extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Sidney Gilbert.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

803-53-BZ

APPLICANT—Leonard F. Rothkrug, for Halsam Real Estate Corporation, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to warehouse and light manufacturing.

PREMISES AFFECTED—228-230 Putnam avenue, south side, 450 ft. west of Nostrand avenue, Block 1827, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

PUBLIC HEARING

PROPOSED AMENDMENTS OF OIL BURNER RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday morning, September 14, 1956 at 10 A.M., in Room 1013, Municipal Building, Manhattan, on Proposed Amendments of Oil Burner Rules.

Matter in *italics* is new; matter in brackets [] old matter to be deleted. Only such rules as are proposed to be amended are published.

OIL BURNER RULES (217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous *or intermittent* operation.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth *outside of buildings*, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes[.] *under same requirements as for Commercial Installations.*

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in *current* Commercial Standard [CS12-38] published by the U. S. Department of Commerce, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{	Range Oil
{	No. 1 Fuel Oil
	No. 2 " "
	No. 4 " "
	No. 5 " "
	No. 6 " "

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts *and electrical controls* suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

- 6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4") of *masonry* [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions], with weep holes along the bottom one inch in diameter not more than 3 ft. apart. *The masonry walls of a structure may be used as part of the protection.*

[Each storage tank] *Storage tanks* may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen (15") greater on all sides than the outside dimensions of the storage [tank] *tanks*. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank[.] *or to the ceiling where the ceiling is less than two feet (2') above the top of the tank.* A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the largest tank[;] *installed*, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

6.3 Outside of Buildings, Below Ground.

- 6.3.3 All buried storage tanks [larger than two hundred and seventy-five (275) gallons,] prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks of a capacity greater than 275 gallons located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings

PUBLIC HEARING

above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon.....	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more..	100,000 "

6.4.1.1 *Two hundred and seventy-five (275) gallon tanks shall be located so as not to interfere with or obstruct any means of egress.*

6.4.3 All above ground storage tanks [larger than two hundred and seventy-five (275) gallons], prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. *All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.*

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no buried tank shall be placed within twenty feet (20') [of any wall,] *from the outside line of the subway wall, [separating a building from the subway,] and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. Where an above ground tank within a building is located within the outer lines of the subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2. Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief or pressure regulating valve in the piping system to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connection shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*

7.2.3 Relief valves shall be set to discharge at not more than one and one-half (1½) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.*

7.3 Vent Pipes.

7.3.4 Vent pipes shall be provided with an approved weatherproof hood having a free area of not

less than the pipe size area and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

Rule 7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') [of] *from any building opening [or] and five feet (5') from any subway grating, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter [.] and no fill pipe for #6 oil shall be less than three inches (3") in diameter. The fill pipe terminal shall be located within three feet (3') of the curb, unless otherwise required by the Highway Department or the Transit Authority. Where there are facilities for the delivery tank truck to drive onto the premises, the fill pipe terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.*

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal [.] *or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. *No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, [Plants], Plans, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate of license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner [and] *which shall [provide for] include the location of the building in which the installation [is to be] has been made, name and address of owner and/*

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or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.

- 10.1.3 No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *the installer has furnished an affidavit that the installation complies with all requirements*, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

- 10.3.1 All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

- 12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article [11] 12 of the [Administrative] Building Code, except that [in high pressure mercantile and industrial plants] several units may be connected to a *common* [boiler room stack] chimney.
- 12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed[.], *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.*
- 12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time[.]. [and on all installations in one and two family dwellings on approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

Rule 14. Fire Protection.

- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be

[firmly anchored to the floor,] set level and *firmly anchored*. The floor beneath [the] stoves or any such heating devices *shall be* protected by a shield of 1/2" asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

- 14.7 Near each boiler, [or] furnace *or suspended* [of a] fuel oil-burning unit there shall be [kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.] *immediately available one (1) approved hand fire extinguisher of not less than two quart capacity suitable for oil fires or two (2) rounded bottom pails filled with sand.*

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.2 *Except as provided in Rule 15.2.1 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

15.2.1 *The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Fire Commissioner for the installation of such oil burning equipment.*

(Continued from page 1157)

vary the application of the use district regulations. On this record, Special Term could not supplant the duly constituted municipal authority (*People ex rel. Werner v. Walsh*, 212 App. Div., 635, aff'd 240 N. Y., 689; *Matter of Holy Sepulchre Cemetery v. Board of Appeals, Greece*, 271 App. Div., 33). Special Term could not find that the respondent was illegally oppressed by the denial of his application (cf. *Matter of Reed v. Board of Standards and Appeals*, 255 N. Y., 126). The Board was not obliged to find that the change of the adjoining use district from

business to manufacturing peculiarly affected respondent, or that he could not profitably conform to the requirements of the zoning conditions because of the shape of his property. The Board had before it evidence of residence construction on a parcel very similar in dimensions and shape on the same street." (N.Y.L.J. June 17, 1952, p. 2401.)

Court of Appeals affirmed the Order with costs. No Opinion. All concur except Justice Burke, taking no part. (N. Y. Law Journal, May 1, 1956, page 6.)

* * * * *

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 29

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitchall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

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467-56-A—B.Q.—56-12 Metropolitan avenue, southwest corner of Forest avenue, Block 3366, Lot 32, Ridgewood, Borough of Queens (under section 35, General City Law re erection of building in bed of mapped street—proposed widening of Metropolitan avenue), N.B. 2205-56.

468-56-BZ—B.B.—34-36 Fairfield avenue (formerly 12034-12036 Flatlands avenue) and 401-461 Malta street, southeast corner and 1028-1084 Alabama avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn, Alt. 1785-56—re auto wrecking in residence use district.

469-56-A—B.Q.—109-29 New York boulevard, east side, 272 ft. south of 109th avenue, Block 10181, Lot 75, Jamaica, Borough of Queens, Alt. 700-56—re change of use from frame dwelling to Church in Class 3 and 4 construction.

470-56-BZ—B.B.—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49, inclusive, Borough of Brooklyn, N.B. 936-56—re gasoline service station, lubrication, minor repairs, office, sale of auto accessories, etc., parking of cars; curb cuts and business entrances, show windows and signs, etc.

471-56-BZ—B.B.—12074-12096 Flatlands (Fairfield) avenue and 1042-1098 Sheffield avenue, southwest corner and 1037-1091 Georgia avenue, Block 4433, part of Lot 1, Borough of Brooklyn, Alt. 688-56—re use of yard for auto wrecking with frame shelter—residence and manufacturing use district.

472-56-BZ—B.B.—50-58 Fairfield avenue (formerly 12050-12060 Flatlands avenue) and 1027-1053 Alabama avenue, southeast corner and 1038-1060 Georgia avenue, Block 4432, part of Lot 1, Borough of Brooklyn, Alt. 1786-56—re extension of auto wrecking into residence portion of lot—manufacturing and residence use district.

473-56-BZ—B.Q.—138-37 to 138-49 Queens boulevard, northeast corner of 86th avenue, Block 9649, Lot 17, Briarwood, Borough of Queens, Alt. 701-56—re parking lot in business district extending into residence use district.

474-56-BZ—B.Bx.—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx, Alt. 289-56—re parking lot for more than 5 cars—residence use district.

475-56-BZ—B.B.—8914-8924 Avenue A and 660 Remsen avenue, southwest corner, Block 4749, Lot 44, Borough of Brooklyn, Alt. 1999-56—area excessive, rear yard.

476-56-A—B.B.—8914-8924 Avenue A and 660 Remsen avenue, southwest corner, Block 4749, Lot 44, Borough of Brooklyn, Alt. 1999-56—re non-fireproof construction.

477-56-SM—Armobond (wall covering), manufactured by Paul Collet and Co., Ltd., Material.

478-56-SM—Surco (flooring), manufactured by Surface Coatings Inc., Material.

479-56-SM—Surco Plaster (interior and exterior), manufactured by Surface Coatings Inc., Material.

480-56-SA—Carrier Furnace (gas-fired), Series 38, manufactured by Carrier Corp., Appliance.

481-56-SA—DuPont Zytel Nylon Gibs, White or Black (for elevators), manufactured by Adams Manufacturing Co., Appliance.

482-56-SM—Vitricon (veneering for walls or ceilings), manufactured by Vitricon Corp., Material.

483-56-SA—Bryant Oil-fired Down-Flo Forced Air Furnace, Model 314 and Bryant Oil-fired Up-Flo Forced Air Furnace, Model 315, manufactured by Bryant Division of Carrier Corp., Appliance.

484-56-SA—Gravity Gas-fired Gravity Warm Air Furnace, Model GS-57, manufactured by Bryant Division of Carrier Corp., Appliance.

485-56-SA—Red Jacket Extractor Pumps (remote gasoline pumps), manufactured by Red Jacket Manufacturing Co., Appliance.

Restored to Docket

428-55-A Vol. II—B.M.—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan, Amendment to Alt. 1792-54—re use of material not in accordance with the Board's resolution.

432-55-A—B.B.—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn, Amendment to Alt. 4972-54—re change in egress.

79-35-BZ—B.Bx.—3223 Laconia avenue, west side, 81-41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx, N.B. 152-32 and Alt. 12-46—Reopened for consideration as to extension of term of variance, expired March 27, 1956—re change of occupancy of part of an existing building to a motor vehicle repair shop.

810-26-BZ Vol. III—B.B.—2376-2390 McDonald avenue and 33-49 Village road South, northwest corner, Block 7146, Lots 49 and 50, Borough of Brooklyn, Alt. 3287-56—re extension of the business use in a residence use district.

233-47-BZ Vol. IV—B.M. 215-227 Delancey street, north side, from Pitt to Willett streets, Block 337, Lot 13, Borough of Manhattan, Alt. 636-56—re parking lot for more than 5 motor vehicles with gasoline pumps for use of cars parking on lot—business and retail use district.

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DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JULY 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S. P. R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

Laid over from June 26, 1956, to July 17, 1956, for applicant to report as to the private easement and also to file revised plans showing retaining wall and grading of plot, for further consideration by the Board; hearing closed.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello, owner (Eledeliza Oliver, Executrix).

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

Laid over from June 26, 1956, to July 17, 1956, for further inspection and decision; hearing closed.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the

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erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.
PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the maintenance of existing uses of display and sales and storage of building materials, with proposed extension to the existing building for off-street loading and unloading, using more than the area permitted, also the maintenance of a proposed carpenter and woodworking shop, equipped with power saws, spindler, drill press and joiner.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-820 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use dis-

trict, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Application reopened and restored to docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956; then laid over to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for applicant to file seven complete sets of plans; then to June 12, 1956, for inspection and decision; applicant to file additional plans, showing original conditions; then to July 3, 1956, for inspection and decision; then to July 17, 1956, for applicant to file revised plans showing a masonry wall 5 ft. 6 in. high along Lloyd road, planting on the corner and with a steel picket fence along the lot line adjoining the property of the same owner at the end toward the west.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under

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sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

Laid over from June 19, 1956, to July 3, 1956, at request of the applicant; then to July 17, 1956, at request of attorney for the applicant.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295. Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F. H. D. Corporation, owner (Par-Mar Motors, Inc., lessee).

SUBJECT—Application December 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business district the change of occupancy from storage garage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle repair shop, welding, painting and spraying in a building located partly within a business district.

PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

Laid over from July 10, 1956 to July 17, 1956, at request of objector, applicant concurring.

420-48-BZ—Vol. II

APPLICANT—Ervin Palmer, for Douglas Baker, owner (Ruby Harris, lessee).

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the proposed change of use from a gasoline service station, auto washing, lubritorium, office, accessory sales, storage of auto accessories and parking lot for more than 5 motor vehicles; 2 new curb cuts in residence zone for business use, is contrary to Art. II, Sec. 3 of Zoning Resolution.

PREMISES AFFECTED—53-01 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner, Block 377, Lots 58, 62, 64 and 66, Borough of Queens.

436-49-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 12, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station, accessory building and parking and storage lot covered by certificate of occupancy #124829 together with conjunctive uses of lubrication, car wash-

ing, and to include the additional uses of minor auto repairing with hand tools only and the sale of new and used cars.

PREMISES AFFECTED—1550 Bedford avenue, west side, from Eastern parkway to Union street, Block 1266, Lot 36, Borough of Brooklyn.

644-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Bonsam Realty Corp., owner (Norwood Garage, Inc., lessee).

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and maintenance of an existing building for use as a storage garage, gasoline station and office, and for lubrication, car washing and 6 additional gasoline storage tanks and under 7i minor motor vehicle repairs with hand tools and under 7h parking and storage of more than 5 cars.

PREMISES AFFECTED—1522-1528 Southern boulevard, northeast corner of East 172nd street, Block 2982, Lot 1. Borough of The Bronx.

1197-23-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for 728 Southern Blvd. Corp., owner (Commodore Garage Corp., lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the reconstruction and maintenance of an existing building as a storage garage, stores, motor vehicle repairs, brake service and gasoline service station with customary accessory uses.

PREMISES AFFECTED—729 Bruckner boulevard, west side, 200 ft. south of East 156th street and 728 Southern boulevard, Block 2729, Lot 12, Borough of The Bronx.

41-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for B. A. Nicholson, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and retail use district, the proposed use of more than 5% of the total floor area in that portion of the building which is located in the retail district, and more than 25% of the total floor area of the building, in that portion of the building located in the business use district, for manufacturing purposes.

PREMISES AFFECTED—3598-3600 Jerome avenue, east side, 35.08 ft. north of East 213th street, Block 3329, Lots 85 and 92, Borough of The Bronx.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

556-55-BZ

APPLICANT—Fred C. Dahlem, for Louis J. Sonderlich, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2875-2877 Briggs avenue, west side, 182.96 ft. south of East 199th street, Block 3302, Lot 50, Borough of The Bronx.

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683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th avenue and 48-01 to 48-11 60th street, southerly corner and 60-01 to 60-17 Connecting highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

16-56-BZ

APPLICANT—Samuel Rosenblum, for Estate of Leo Schlesinger (Gustave M. Minton, Jr., owner of ground) for 637 Avenue Corp., lessee of ground and owner of building under long term lease.

SUBJECT—Application January 12, 1956—re (decision of the borough superintendent) under section 19A of the zoning resolution, to permit in restricted retail use district, B Area 2 time height district, the erection of a 19 story fireproof office building with no warehousing and no loading or unloading of merchandise, eliminating the required loading berth.

PREMISES AFFECTED—633-643 Madison avenue and 31-39 East 59th street, northeast corner, Block 1374, Lot 21, Borough of Manhattan.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

953-55-BZ

APPLICANT—Moritz Simon, for Pem Realty Corp., owner (Seymour Chasenoff, lessee).

SUBJECT—Application December 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an existing dry cleaning establishment in the first story corner store of a 5 story Class A Multiple Dwelling.

PREMISES AFFECTED—41-43 Wadsworth avenue and 619 West 175th street, northeast corner, Block 2144, Lot 1, Borough of Manhattan.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

18-56-BZ

APPLICANT—Robert Teichman, for Broadway-Lafayette Corp., owner.

SUBJECT—Application January 3, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, proposed use of a cellar and basement as a garage for parking and storage of more than 5 motor vehicles, in a 12 story and basement office building.

PREMISES AFFECTED—346-348 Broadway, east side, from Leonard street to Catherine lane and Lafayette street and 50 Lafayette street, Block 170, Lot 6, Borough of Manhattan.

191-56-BZ

APPLICANT—Victor E. Block, for Aaron Garston, owner.

SUBJECT—Application March 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of an existing 2 car garage (contrary to C. O. 1411-50) and proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—1707-1711 Montgomery avenue, west side, 98.66 ft. north of West 176th street, Block 2877, Lots 477 and 479, Borough of The Bronx.

236-56-BZ

APPLICANT—Albert Melniker, for Haneo Realty and Finance Corp., owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, hand tools only, sale of accessories and parking for more than 5 motor vehicles.

PREMISES AFFECTED—455 Forest avenue and 489 Hoyt avenue, northeast corner, Block 135, Lot 1, West New Brighton, Borough of Richmond.

262-56-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the proposed erection and maintenance of a telephone exchange, including accessory parking on unbuilt upon portion of plot.

PREMISES AFFECTED—5180 Amboy road, south side, 201.58 ft. east of Ruggles street, Block 6511, Lot 111, Annadale, Borough of Richmond.

299-56-BZ

APPLICANT—Harry Leibowitz, for Anna Epstein, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of a retail store on the first floor and alteration from 2 to 4 apartments in a 3 story building of class 3 construction.

PREMISES AFFECTED—229 Kingston avenue, east side, 20 ft. north of Sterling place, Block 1244, Lot 2, Borough of Brooklyn.

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267-56-BZ

APPLICANT—Rochelle Ricca, owner.

SUBJECT—Application April 10, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a one family dwelling, without required side yards, without required parking space, and located in rear yard.

PREMISES AFFECTED—221-2 110th avenue, south side, 271.79 ft. west of 223rd street, Block 11203, Lot 22, Queens Village, Borough of Queens.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application April 20, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles.

PREMISES AFFECTED—405-517 McDonald avenue, east side, 300 ft. south of Albermarle road and 298-306 East 2nd street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

42-56-BZ

APPLICANT—Paul Friedman, for Carmine A. Ventiera and Anne Reimer, as Executors of the Estate of Catherine J. Haubt, owner.

SUBJECT—Application January 23, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only) auto washing (non-automatic) office, storage and sales of auto accessories, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn.

86-56-BZ

APPLICANT—Andrew DiCamillo, for Jean and Betty Sternbach, owners.

SUBJECT—Application February 7, 1956—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, proposed change of occupancy from store and storage to auto repair shop and parking of cars waiting to be serviced.

PREMISES AFFECTED—8818 4th avenue, west side, 40 ft. north of 89th street, Block 6062, Lot 40, Borough of Brooklyn.

107-56-BZ

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a restricted retail and residence use district, the proposed reconstruction and use of the roof of an existing public garage, for parking of more than 4 motor vehicles.

PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

108-56-A

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction.

PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

102-56-BZ

APPLICANT—Robert Teichman, for 56th and Seventh

Co., owner (David Crouheim and Sigmund Dornbusch, partners).

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7(e) of the zoning resolution, to permit in a business and restricted retail use district the erection and maintenance of a non-storage garage for more than 5 motor vehicles including roof parking.

PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue, Block 1028, Lot 38, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JULY 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

242-56-SM

APPLICANT—The Jennison-Wright Corp., owner. (Daniel W. Thomson, agent.)

SUBJECT—Application March 8, 1956—Kredolite Flexible Strip End Grain Wood Block, Size 1½" and Kreolite (creosoted) End Grain Wood Block, Sizes 2", 2½" and 3".

836-55-SA

APPLICANT—Eureka Williams Co., Div. of Henney Motor Co., Inc., owner.

SUBJECT—Application November 17, 1955—Williams Oil-O-Matic Hi Pressure Oil Burner, Model 5520.

835-55-SA

APPLICANT—Eureka Williams Co., Div. of Henney Motor Co., Inc., owner.

SUBJECT—Application October 17, 1955—William Oil-O-Matic Hi Pressure Oil Burner, Model 5520F.

152-56-SM

APPLICANT—Celanese Corp. of America, owner.

SUBJECT—Application February 14, 1956—Celanese Corp. of America Drapery Fabric, Type 10/5824-1.

314-55-SM

APPLICANT—Frederick Blank & Company, Inc., owner.

SUBJECT—Application April 11, 1955—Permon (wall covering).

995-55-SM

APPLICANT—Frederick Blank & Company, Inc., owner.

SUBJECT—Application December 8, 1955—Fabron (coated wall covering).

297-55-SA

APPLICANT—Besser Metal Products Corp., owner.

SUBJECT—Application March 30, 1955—Besser Horizontal Oil Burning Furnaces, Z-90, Z-125, Z-190, Z-250 and Z-400.

557-39-SA

APPLICANT—Harold Massey, for American-Radiator and Standard Sanitary Corp., owner.

SUBJECT—Application May 3, 1939—2 GA Standard Ideal Gas-fired Boiler.

735-48-SA—Vol. II

APPLICANT—The Mettler Co., Inc., Division of the Eclipse Fuel Engr., Co., owner. (Gale Engineering Company, agent.)

SUBJECT—Application reopened March 15, 1955 as Vol. II for test and report as to change of ownership—re Mettler Entrained Gas Burners and Fan Air Mechanical Draft, Automatic Gas Burners; previously dismissed—re Mettler

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Fan-Air Packaged Gas Burner, Models 4FR through 42Fe; approval of.

387-48-SA

APPLICANT—Burns Heating Supply Company, for Reznor Mfg. Co., owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to change in model designation—re Reznor Automatic Forced Air Gas Heaters, Models 4630, 4645, 4660 and 4675; previously approved.

190-47-SM

APPLICANT—Detroit Steel Products Company, owner.

SUBJECT—Application for consideration—reopened September 14, 1954 as to amendment to resolution as to additional sections of Detroit Steel Roof Sections—re Fenestra Holorib Roof Deck; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to labeling—re Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition systems); previously approved.

982-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopened January 17, 1956 as to amendment to resolution as to change of name—re Gold Bond Acoustipanel System (sound absorption and fire-resistant ceiling); previously approved.

342-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to labeling—re Gold Bond Metal Lath and Lathing Accessories (for use in plastering operations); previously approved.

620-39-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopened June 2, 1954—re amendment as to additional plants—re USG Sheathing and Samson Gypsum Sheathing; previously approved.

309-46-SA

APPLICANT—Wayne Home Equipment Company, Inc., owner.

SUBJECT—Application for consideration—reopened November 29, 1955 as to amendment to resolution as to marketing under additional trade names—re Wayne Oil Burner, Model O; previously approved.

427-52-SM

APPLICANT—Lawrence Urdang, for Marlux Corp., owner.

SUBJECT—Application for consideration—reopened January 31, 1956 as to amendment to resolution as to installation in sprinklered locations—re Marlus (light diffuser); previously approved.

1439-39-SM—Vol. II

APPLICANT—Imperial Brass Manufacturing Company, owner.

SUBJECT—Application reopened November 15, 1955 as Vol. II—Imperial Vacuum Breaker, Model M1314 (to be used in conjunction with direct flushing valves), approval of.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner.

SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent—re use of frame structure for school use.

PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

487-49-A—Vol. II

APPLICANT—William A. Giesen, for John Tricarico, owner.

SUBJECT—Application reopened March 20, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—579-585 East 184th street, north side, 72.47 ft. east of Hoffman street, Block 3065, Lot 7, Borough of The Bronx.

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

448-56-A

APPLICANT—Julius Eckmann, for Eldicon Corporation, owner.

SUBJECT—Application June 18, 1956—Appeal from a decision of the borough superintendent—re egress, etc.

PREMISES AFFECTED—9-15 Murray street, north side, 155 ft. 5¾ in. west of Broadway, Block 134, Lot 1, Borough of Manhattan.

447-55-A—Vol. II

APPLICANT—Harry Moswokitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

637-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Midwood Manor Nursing Home, owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction and egress.

PREMISES AFFECTED—966-970 Ocean parkway, west side, 140 ft. north of Avenue J. Block 6518, Lots 59 and 61, Borough of Brooklyn.

459-56-A

APPLICANT—Goldwater and Flynn, for Fifty West Forty-Fourth Corp., owner.

SUBJECT—Application June 21, 1956—Appeal from a decision of the borough superintendent—re fire windows.

PREMISES AFFECTED—48-76 West 44th street, 51-75 West 43rd street and 1120-1136 Avenue of The Americas, east side, from West 43rd to West 44th streets, Block 1259, Lot 1, Borough of Manhattan.

483-49-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Gregory Majzlin, owner.

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SUBJECT—Application reopened May 22, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re extension of nursing home.

PREMISES AFFECTED—1480-1490 New York avenue, northwest corner of Farragut road, Block 4996, Lot 1, Borough of Brooklyn.

495-56-A

APPLICANT—Robert Teichman, for Astor Holding Corp., owner.

SUBJECT—Application June 25, 1956—Appeal from a decision of the borough superintendent—re sprinkler system.

PREMISES AFFECTED—756-770 Broadway and 133 East 8th street, northeast corner, entire block bounded by Broadway, 4th avenue, East 8th and East 9th streets, Block 554, Lots 1 and 9, Borough of Manhattan.

496-56-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Davidson, for Tenth and 37th Corporation, owner.

SUBJECT—Application July 11, 1956—Appeal from a decision of the borough superintendent—re Class II building, factory use, re exits, doors, live load, etc.

PREMISES AFFECTED—477-483 10th avenue and 508 West 37th street, southwest corner, Block 708, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 29, 1956 to June 12, 1956, for applicant's presence at public hearing; then to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfoñd, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

Laid over from June 5, 1956, to June 12, 1956, at request of objector; application concurring; then to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

94-56-BZ

APPLICANT—Albert Mehniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

Laid over from June 12, 1956, to July 3, 1956, for applicant to file revised plans giving consideration to the grade of plot; date for inspection to be set; hearing closed; then to July 24, 1956, for inspection and decision.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district

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the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant, Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit Boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall; then to June 19, 1956, for consideration and decision; then to July 3, 1956, for applicant to file adequate plan; hearing previously closed; then to July 24, 1956, for applicant to file revised plan in order to give sufficient room for proposed pumps; applicant to consult with the Board of Transportation for their approval before submitting such revised plans to the Board.

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the reconstruction and extension in area of existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under Cal. 683-29-BZ—Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.

PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt portion of the plot.

PREMISES AFFECTED—2012 Daly axenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection, further consideration and decision; and for applicant to file revised plans, eliminating ramp to second floor; hearing closed.

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubritorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of 2 buildings (not accessory to each other) on 1 lot.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot 1, St. Albans, Borough of Queens.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed extension in area of an existing parking lot, for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

Laid over from July 3, 1956 to July 24, 1956, for inspection if necessary and decision; hearing closed.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application November 7, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and resi-

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dence use district, the erection and maintenance of a gasoline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—113-46 to 113-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under sections 7a and 7i of the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubritorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubritorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

Laid over from July 3, 1956, to July 24, 1956, for inspection and decision; hearing closed.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee: Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A.M.; notices to be sent out in accordance with the regular procedure; then to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for further inspection by full membership of the Board and for further consideration and decision.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Norman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for investigation by the Board as to removal of Long Island Railroad station in this area, to be developed with a public market and a large parking space, and for decision.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Norman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for investigation by the Board as to removal of Long Island Railroad station in this area, to be developed with a public market and a large parking space, and for decision.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

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Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

Laid over from June 26, 1956 to July 10, 1956, at the request of attorney for objectors; no further requests for adjournment to be entertained; then to July 24, 1956, for inspection and decision; hearing closed.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from storage garage for more than 5 motor vehicles, lubricatorium, motor vehicle repair shop, for motor vehicles dealt in by automobile agency, to warehouse, packaging, mailing and office.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

766-55-A

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application August 8, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—Application reopened April 3, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a car washing, storage, minor repairs, with hand tools only, gasoline service station, office, sales room, lubricatorium, parking and storage of motor vehicles.

PREMISES AFFECTED—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Lucie Blaesius, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the conversion of an existing premises consisting of a carpenter shop, dwelling, 10 car metal garage, tire, battery and ignition service, to a gasoline service station, lubricatorium, car wash, minor motor vehicle repairs, parking and storage of cars.

PREMISES AFFECTED—2165-2175 Southern boulevard and 820 East 182 street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

Laid over from July 10, 1956, to July 24, 1956, for inspection and decision; hearing closed.

949-55-BZ

APPLICANT—Herman E. Horwood, for H. J. B. Service, Inc., owner.

SUBJECT—Application December 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district a new curb cut, accessory to gasoline service station.

PREMISES AFFECTED—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx.

Laid over from July 10, 1956, to July 24, 1956, for inspection and decision; hearing closed.

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaubeux, for Eva Jocknowitz and DeKalb Properties, Inc., owners (Waldbaum, Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A, 6j and 21 of the zoning resolution, to permit in a building located partly within a business and residence use district a proposed market with provision for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft west of Sumner avenue and 353 Kosciusko street, north side, 205 ft. 2½ in. west of Sumner avenue, Block 1782, Lots 27 and 51, Borough of Brooklyn.

Laid over from July 10, 1956, to July 24, 1956, for inspection and decision; hearing closed; applicant to correct application as to proper sections of the Zoning Resolution.

121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a building for the proposed use of locker and rest rooms for adjoining machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

403-54-BZ

APPLICANT—John F. Danko, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a retail and residence use district the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars, and the additional uses of auto laundry (non-automatic), and parking of motor vehicles awaiting service, with business entrance within 75 ft. of the residence use district.

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PREMISES AFFECTED—30-51 81st street, northeast corner of 31st avenue, Block 1130, Lot 40, Jackson Heights, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

910-54-BZ

APPLICANT—Maxfield Blaufeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubricatorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

653-55-BZ

APPLICANT—Gabriel Nathan, for Peter Tessler, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a retail use district the construction of a public garage, gasoline service station and auto repair shop.

PREMISES AFFECTED—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

719-55-BZ

APPLICANT—Lama, Proskauer and Prober, or Isaac V. Cohen, owner.

SUBJECT—Application August 19, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1202-1224 Prospect avenue, east side, 180 ft. north of Stebbins avenue and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of The Bronx.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

831-55-BZ

APPLICANT—Burke, Green and Groh, for Edward J. Riesbeck and Dr. Andrew Presto, owners.

SUBJECT—Application October 20, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a drive in restaurant and free parking for patrons cars.

PREMISES AFFECTED—85-15 Astoria boulevard, northwest corner of 86th street, Block 1097, Lot 8, Jackson Heights, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

72-56-BZ

APPLICANT—Robert Gottlieb, for Milton Posmentier, owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of 15 motor vehicles of passenger car type for a term of 5 years.

PREMISES AFFECTED—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

253-56-BZ

APPLICANT—George B. Duckowney, for Edith Linnea Jacobson, owner.

SUBJECT—Application March 28, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the construction of a one story building to be occupied as retail stores.

PREMISES AFFECTED—160-02 to 160-10 Horace Harding expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

359-56-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for Sealantic Fund, Inc., owner of land (The Protestant Center—owner of building and lessee of land).

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area, class 1½ height district, the erection of an 18 story office building of class 1 construction, exceeding the permissive coverage and exceeding the permissive height limit.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

407-56-BZ

APPLICANT—Paul Friedman, for Richmond Hill Savings Bank and Joseph Boesch, owners (vendee under contract, Richmond Hill Savings Bank).

SUBJECT—Application June 4, 1956—re (decision of the borough superintendent) under section 7c and 21 of the zoning resolution, to permit in a residence use district the erection of an extension to an existing bank building located on the business use district portion of the plot and to permit in a C area district the coverage of a greater area of the lot than is permitted by Sec. 13(b) of the zoning resolution.

PREMISES AFFECTED—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9 (formerly Lots 9 and 12), Richmond Hill, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

179-55-A

APPLICANT—Sidney Daub, for Harriet Fybush, owner.

SUBJECT—Application February 28, 1955—Appeal from a decision of the borough superintendent—re egress.

CALENDAR

PREMISES AFFECTED—93 Crosby street, east side, 195 ft. south of Prince street, Block 496, Lot 8, Borough of Manhattan.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Luperco ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

619-55-A

APPLICANT—Raymond Irrera, for Long Island City Savings and Loan Association, owner.

SUBJECT—Application July 22, 1955—Appeal from a decision of the borough superintendent—re connecting frame building to brick building.

PREMISES AFFECTED—37-08 to 37-10 Broadway, south side, 50 ft. east of 37th street, Block 655, Lots 36 and 37, Long Island City, Borough of Queens.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

375-56-A

APPLICANT—William R. Shirley, for First Unitarian Church of Flushing, owner.

SUBJECT—Application May 21, 1956—Appeal from a decision of the borough superintendent—frame building—public use.

PREMISES AFFECTED—147-06 Ash avenue, south side, 100 ft. east of 149th street, Block 5378, Lot 26, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, September 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubritorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

753-41-BZ—Vol. II

APPLICANT—Julius S. Rapson, for John Scavone, d/b/a Paris Auto Body, owner.

SUBJECT—Application reopened February 27, 1951 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the extension of existing building to be used for auto body repairs, on existing gasoline service station, auto repair shop, ignition, battery and brake service.

PREMISES AFFECTED—185-21 Merrick boulevard, north side, 146.98 ft. east of Montauk street, Block 12711, Lot 18, Springfield Gardens, Borough of Queens.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

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PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

558-52-BZ

APPLICANT—Simon B. Zelmik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U. N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

810-54-BZ

APPLICANT—Louis Kurtz, for Curt Rahmsdorf, owner.

SUBJECT—Application October 26, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing one family dwelling, without the required set-back.

PREMISES AFFECTED—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 14, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 14, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules, adoption of.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 18, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 18, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit

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in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

357-54-BZ

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district the maintenance of a factory for woodworking, rental, working and manufacturing of electrical equipment, that does not front on a legal street.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. 4 $\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

358-54-A

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—filed pursuant to Sec. 36, General City Law re proposed building does not front on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. $\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than $\frac{1}{2}$ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 302 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.

SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner re refrigerating system.

PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 25, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

CALENDAR

467-55-BZ

APPLICANT—John F. Fitzsimons, for Katie Zwirn, owner.

SUBJECT—Application June 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage, repair shop and dwelling, to garage, storage and roasting of nuts and dwelling.

PREMISES AFFECTED—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Esposito, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

71-56-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven, owner.

SUBJECT—Application January 31, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and residence use district, proposed parking lot for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—89-07 to 89-15 (89-15 official) 162nd street, east side, 45.70 ft. south of 89th avenue, Block 9761, Lots 36 and 39, Jamaica, Borough of Queens.

797-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application October 10, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed change in uses and extension of existing gasoline service station, repair shop, greasing room, office and boiler room to gasoline service station, lubritorium, auto repairs, car washing, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1888 Ralph avenue and 5920-5930 Flatlands avenue, southwest corner, Block 7763, Lots 80, 83 and 86, Borough of Brooklyn.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 10, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from storage garage for more than 5 motor vehicles, lubritorium, motor vehicle repair shop, for motor vehicles dealt in by automobile agency, to warehouse, packaging, mailing and office.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and M. Salzman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

766-55-A

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application August 8, 1955—Appeal from a decision of the borough superintendent, re exits.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and M. Salzman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—Application reopened April 3, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales room, lubritorium, car washing, storage, minor repairs, with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and R. L. Baltimore, Jr.
For Opposition: Mattie R. Hunter, Elizabeth B. Williams, and A. Hunter.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Lucie Blaesius, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the conversion of an existing premises consisting of a carpenter shop, dwelling, 10 car metal garage, tire, battery and ignition service to a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, parking and storage of cars.

PREMISES AFFECTED—2165-2175 Southern boulevard and 820 East 182nd street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: E. Henry Shappiro, Julius Brandes and S. Bodian for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G & G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sale for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for further inspection by full membership of the Board and for further consideration and decision.

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaifeux, for Eva Jocknowitz and DeKalb Properties, Inc., owners (Waldbaum, Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A-j and 21 of the zoning resolution, to permit in a building located partly within a business and residence use district, a proposed market with provision for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft. west of Sumner avenue and 353 Kosciusko street, north side, 205 ft. 2½ in. west of Sumner avenue, Block 1782, Lots 27 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaifeux.

For Opposition: Ida Nidich.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed, applicant to correct application as to proper sections of the Zoning Resolution.

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121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a building for the proposed use of locker and rest rooms for adjoining machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

For Opposition: Nicholas Campay, F. Campanielle, M. Cavaioi, V. & A. De Carlo, Carlos Ramirez, Camillo Di Cerbo, B. De Suone, L. Campay, Greta Boos, Mrs. Carlos Kuper, N. Ginseppino, Mrs. Anna Rapuano, Mrs. E. Grauso, Joseph Presmanes, Mrs. F. Guglielmo, S. Mele, Antonette Coscia, Agnes Madden, Carmela Calise, Mrs. Mary Svoboda, Mrs. Olive Walker, Mrs. Maria M. Ramirez and Cesidio Marini.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

403-54-BZ

APPLICANT—Simeon Heller, for John F. Danko, owner.

SUBJECT—Application May 21, 1954—(decision of the borough superintendent), under sections 7c and 7A of the zoning resolution, to permit in a retail and residence use district, the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars, and the additional uses of auto laundry (non-automatic), and parking of motor vehicles awaiting service, with business entrance within 75 ft. of the residence use district.

PREMISES AFFECTED—30-51 81st street, northeast corner of 31st avenue Block 1130, Lot 40, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch, John F. Danko, Rocco M. Galotti and Sidney J. Sherman.

For Opposition: Christian Seitz, John W. Baer, Jennie George, Mabel Peniche, Amira Grana, Catherine M. Baer, Fay Blessing, Augusta Stumpf and Joseph Ferrory.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

910-54-BZ

APPLICANT—Maxfield Blaubeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—(decision of the borough superintendent) under sections 7A, 7c, 7d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district, the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside, to lubritorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings Highway, Block 6662, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Opposition: Joseph Buch, Samuel Bonom, Rose Shechter, Lena Albert, Annie S. Maltz, Evelyn Buch, Dominick Robustelli, Katy Amsterdam, Anna Kramer, Mary K. Albert, Mary Vitrano, Rose Katzman, Frances Duncker, Julia Deutsch, Adele Morse, Gennaro Caiazzo, Bertha Francese and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district, the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride Street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Milton Arkin and Charles Korman.

For Opposition: William Fischman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for investigation by the Board as to removal of Long Island Rail Road station in this area, to be developed with a public market and a large parking space, and for decision; hearing closed.

265-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Milton Arkin and Charles Korman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for further consideration and decision by the Board in conjunction with Cal. 265-55-BZ; hearing closed.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Nick Diack.

For Opposition: Vincent T. J. Bensi, Thomas A. Parnell and Raymond Selle.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

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SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Nick Diack.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 559-55-BZ; hearing closed.

653-55-BZ

APPLICANT—Gabriel Nathan, for Peter Tessler, owner.

SUBJECT—Application August 4, 1955—(decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a retail use district, the construction of a public garage, gasoline service station and auto repair shop.

PREMISES AFFECTED—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Peter Tessler.

For Opposition: Morris A. Greenbaum, Bessie MacNulty, John MacNulty, Ruth A. Morse, Sadye M. Kornbluth, Mrs. R. Radin, Celia Yanofky, Aretskyand Schnabel, May Chakin, Beatrice Barr, Morris Panitz, Robert Seltzer, Esther Kaplan, Vivian Goldstein, Florence Siegel and Henry W. Morse

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubricatorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Opposition: P. D. Concagh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for hearing on same day with Cal. 636-56-BZ, a similar application in the area.

719-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Isaac V. Cohen, owner.

SUBJECT—Application August 19, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1202-1224 Prospect avenue east side, 180 ft. north of Stebbins avenue and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Isaac V. Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension and maintenance of an existing gasoline service station, to include auto laundry and minor motor vehicle repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

831-55-BZ

APPLICANT—Burke, Green and Groh, for Edward J. Riesbeck and Dr. Andrew Presto, owners.

SUBJECT—Application October 20, 1955—re (decision of the borough superintendent) under sections 7e and 7h, of the zoning resolution, to permit in a residence use district, the proposed erection of a drive in restaurant and free parking for patrons cars.

PREMISES AFFECTED—85-15 Astoria boulevard, northwest corner of 86th street, Block 1097, Lot 8, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Edward J. Riesbeck.

For Opposition: Sidney J. Sherman, Mary K. Farrell, Vincent J. Zago, Martha Purgatorio, Violet Paydos, Ciuseppina Orfeo and Josephine Gonzalez.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

949-55-BZ

APPLICANT—Herman E. Horwood, for H.J.B. Service, Inc., owner.

SUBJECT—Application December 1, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district a new curb cut, accessory to gasoline service station.

PREMISES AFFECTED—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F. H. D. Corporation, owner (Par-Mar Motors, Inc., lessee).

SUBJECT—Application December 13, 1955—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business and resi-

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dence district, the change of occupancy from storage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle repair shop, welding, painting and spraying and accessory parking on the unbuilt upon portion of the lot.

PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Joseph Marino.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A.M. at request of objector, applicant concurring.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Kirchenbaum, Reuben A. Lazarus, Julian Roth and Paul Weissman.

For Opposition: S. Bodian, for Construction Co-ordinator and John P. Fox.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 17, 1956, at 10 A.M. at the request of the applicant for further consideration.

72-56-BZ

APPLICANT—Robert Gottlieb, for Milton Posmentier, owner.

SUBJECT—Application February 1, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of 15 motor vehicles of passenger car type for a term of 5 years.

PREMISES AFFECTED—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Phil Asch and Milton Posmentier.

For Opposition: Gerard T. Remsen, Maurice Forman, Mary McIntyre, Julia Knoch, Arthur Knoch, Lillian Shipman, Ellen Modjeska, Kate Garretson, A. M. Garretson, E. G. Johnson, Ilona Schuh, L. Altschuler and Wolfsin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

253-56-BZ

APPLICANT—George B. Duckowney, for Edith Linnea Jacobson, owner.

SUBJECT—Application March 28, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the construction of a one story building to be occupied as retail stores.

PREMISES AFFECTED—160-02 to 160-10 Horace Harding Expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George B. Duckowney.

For Opposition: G. Loscalzo, A. J. Lovecky, Louise Schlier, Mathilda Kartuz and John Pelletteri.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

359-56-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for Sealantic Fund, Inc., owner of land (The Protestant Center—owner of building and lessee of land).

SUBJECT—Application May 11, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use B area, Class 1½ height district, the erection of an 18 story office building of class 1 construction, exceeding the permissive coverage and exceeding the permissive height limit.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: S. F. Voorhees, J. B. Klein, William J. Demorest and Charles R. Van Anden.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

407-56-BZ

APPLICANT—Paul Friedman, for Richmond Hill Savings Bank and Joseph Boesch, owners (Vendee under contract —Richmond Hill Savings Bank).

SUBJECT—Application June 4, 1956—(decision of the borough superintendent under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the erection of an extension to an existing bank building located on the business use district portion of the plot and to permit in a C area district the coverage of a greater area of the lot than is permitted by Sec. 13(b) of the zoning resolution.

PREMISES AFFECTED—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9 (formerly lots 9 and 12), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, Arthur P. Simon, P. McDougal and Clifton F. Thomas.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

210-21-BZ—Vol. II

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change of occupancy of a 5 story building from administrative locker room, clinics, etc. formerly occupied by Dept. of Hospitals, to offices for use by the Board of Higher Education.

PREMISES AFFECTED—535-545 East 80th street and 18-26 East End avenue, northwest corner, Block 1577, Lot 23, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Arthur A. Schiller and Joseph B. Cavallaro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 11, 1955 subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East End avenue and East 80th street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 19, 1956 acting on Alt. Applic. No. 1295-55, reads:

"1. Proposed change of use from administrative locker rooms, clinics, etc., as listed in C.O. 26201-40 to offices for use by the Bd. of Higher Education, is contrary to Art. II Sec. 3 of Z.R. since premises is located in a residence district."

and

WHEREAS, the applicant states that the premises consist of a plot, 148 ft. frontage by 102.2 ft. in depth, on which is located a five story building of class 1 construction, 139 ft. front, 70 ft. and 89 ft. in depth, formerly used as Department of Hospitals clinics, building now closed; that it is proposed to change use of building from administrative locker rooms, clinics, etc., to offices for use by the Board of Higher Education; and

WHEREAS, the applicant contends that the Board of Estimate has assigned the subject property to the Board of Higher Education for use as its administrative headquarters; that this property, which is improved with a five story limestone building, was formerly a clinic operated by the department of hospitals; that the City decided to transfer these facilities to the new Metropolitan Hospital and use the building for the administrative offices of the Department of Hospitals; that an appeal was filed with the Board by the Department of Public Works for the proposed use, and the reopening of the case was approved on October 11, 1955; that on February 23, 1956 the Board of Estimate transferred the building to the Board of Higher Education for its administrative headquarters in order to save the cost of a new site and building; that revised plans were filed with the Building Department for this proposed use; that due to the fact that this is now a residence area, a variance is requested; that the number of persons using the building will be far less than during its former occupancy and will therefore be an improvement of the neighborhood; that it is also requested that this appeal by the Board of Higher Education be considered as a continuation of the appeal started by the Department of Public Works and that the material already filed be accepted as part of this appeal; and

WHEREAS, the applicant states that the present owner has held title to the property since November, 1935 and that the land is tax exempt.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 12, 1921 by adding thereto:

"that the building as proposed and as indicated on plans filed with this application marked 'Received September 8, 1955', 4 sheets, and 'April 25, 1956', 5 sheets, may be occupied as proposed by the Board of Higher Education on condition that the building shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a cer-

tificate of occupancy, and all work completed within the requirements of Section 22A of the zoning resolution."

956-27-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Max Meyers. owner (Al Goldman, lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed extension and erection of a gasoline service station, sales of accessories, car washing, lubricatorium parking and storage of more than 5 motor cars, and addition of motor vehicle repair shop and ignition service.

PREMISES AFFECTED—1508-1510 Jerome avenue, east side, 105.41 ft. north of East 172nd street, Block 2846, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Al Goldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 24, 1956 subject to regular procedure, to consider extension of area and reconstruction; and

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Jerome avenue are in a business use, B area, class 1½ height district; East 172nd street is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1956 acting on N.B. Applic. 1758-55, reads:

"1. Proposed extension and erection of a gasoline service station, sale of accessories, car washing, lubricatorium, parking and storage of more than five motor vehicles, repair shop with hand tools only, brake and ignition service on a lot in a business use district is contrary to Art. 2, Sec. 4a, items 29 & 46 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 100 ft. in depth, on which is located a gasoline service station and lubricatorium, car wash, parking and storage of motor vehicles; that it is proposed to reconstruct same with a new building which will be an improvement to the neighborhood in spite of the elevated structure on Jerome avenue; and

WHEREAS, the applicant states that the subject site is 150 ft. front on Jerome avenue and 100 ft. in depth; that the southerly portion of the site is occupied as a gasoline service station and the northerly 50 ft. by 100 ft. as a parking lot for more than five motor vehicles; and

WHEREAS, the applicant contends that the present station was erected in 1932 under N.B. 513-32 and certificate of occupancy No. 205-34 was obtained; that the present office and gas station are inadequate for present conditions and the station is obsolete and an eyesore; that the property does not lend itself for apartments on account of the noise from the elevated structure on Jerome avenue; and

WHEREAS, the applicant states that the present owner has held title to the property since June 4, 1940; that the assessed valuation of land is \$58,000 and of the building \$10,000 making a total of \$68,000; that the building was erected in 1932.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1934 by adding thereto:

"that in the event the owner desires to reconstruct the accessory building permitted under the resolution above cited such reconstruction may be permitted, *on condition* that such accessory building shall be removed and a new accessory building constructed substantially in the same location and with three bays as proposed and as shown on plans filed with this application marked 'Received March 12, 1956' 4 sheets, and 'June 1, 1956', 2 sheets, *on condition* that in all other respects the requirements of the resolution above cited where not inconsistent with this amended resolution shall be complied with; that the front and ends of the accessory building shall be of face brick; that there shall be no cellar under the building; that the building shall in all other respects comply with all laws, rules and regulations applicable thereto; that the doors to the toilet rooms shall be so arranged as not to be contiguous; that under Section 7i there may be minor repairing with hand tools only for adjustments provided such repairing is maintained solely within the accessory building; and that all permits shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the zoning resolution."

1115-40-BZ Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business-and residence use district, proposed parking lot, extending into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Altman.

For Opposition: Benjamin Lichterman and Sadie Goodman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 6, 1956 subject to regular procedure, to consider proposed extension of use and area; and

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, C area, class 1 height districts; West 22nd street and West 21st street are in business-1, residence and local retail use, C area, class 1 height districts; Surf avenue is in a business-1 use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 27, 1956 acting on Alt. Applic. 22-56, reads:

"1. Proposed parking on lot extending into a residential district is contrary to Art. 2 Sect. 3 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 135 ft. 4 1/8 in. frontage by an average of 373 ft.

in depth, irregular, now used for parking of transient pleasure cars on southerly portion of the lot; that it is proposed to use entire vacant lot as a transient parking lot for more than five motor vehicles; and

WHEREAS, the applicant states that under Cal. No. 1115-40-BZ the Board granted a variance permitting the use of the southerly portion of this lot as a parking lot for transient pleasure cars for a period of two years; that the resolution, adopted April 15, 1941 granted the use of that portion of this lot fronting on Surf avenue between West 21st and West 22nd streets and extending north to the southerly lot line of lots 26 and 52; that the resolution further required that a fence be erected along these lot lines, thereby excluding the use of the northerly portion of lot 27 for parking; that in 1953 a building, to be used as a post office, was erected on the southwest corner of the lot; that the lot on which this building was erected measures 108 ft. by 100 ft. and is designated as lot 42; that on February 14, 1954 the resolution was amended to exclude this lot from the variance and in accordance with this amendment, certificate of occupancy No. 138827 was issued; that the diversion of this area from parking use materially reduced the capacity of this lot and available parking space in the neighborhood in general; that the southwest corner of Surf avenue and West 21st street which was formerly a parking lot is now occupied by "Carvel", a place making and selling frozen custard; that this lot (No. 107, Block 7071) is now used exclusively by patrons of "Carvel" thus further reducing the available space for parking in this area; and

WHEREAS, the applicant contends that the tremendous increase in the number of automobiles in the past 15 years has created a much greater demand for parking space by people visiting Coney island; that in a reapportionment for the 1956-1957 tax roll, lot 27 as presently constituted is assessed at \$56,000; that the northerly portion of the lot is approximately 25% of the total area of the lot; that since there is no street or thoroughfare along the northerly boundary of lot 27, access to the northerly portion of this lot can be had only from Surf avenue; that denial of the use of the northerly portion of this lot would create a hardship in that the owner would be required to pay taxes on the entire lot while permitted the use of only 75% of the property; and

WHEREAS, the applicant states that the present owner has held title to the property since March 17 1947 and that the assessed valuation of land is \$56,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the Board is aware of the record that when this matter was first presented it was the opinion of the Board at that time that the parking should not be permitted in the space now proposed because of the nuisance to the adjoining owners, and upon further consideration the committee recommends that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 22/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubricatorium office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubricatorium, auto repairs, office and addition of boiler room.

MINUTES

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on November 15, 1955 subject to regular procedure, to consider changes in the use; and

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1 height district; McDonald avenue and Avenue M are in business and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 30, 1955 acting on Alt. Applic. 2995-55, reads:

"1. Proposed change in occupancy to yarn manufacturing, gasoline selling station, auto laundry, lubritorium, automobile repairs and office and addition of boiler room is not in accordance with Bd. of Standard and Appeals variance under Cal. #208-46-BZ and contrary to Article II, PP. 40, subsection 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 400 ft. in depth, on which is located a one story building of class 1 construction, 100 ft. front by 359 ft. 3 in. in depth; that it is proposed to discontinue the showroom portion at the Avenue M part of the building and to have automobile repairs and storage of automobile parts; that it is also proposed to maintain automobile repairs in the lubritorium and auto laundry facing Avenue M; and

WHEREAS, the applicant states that the lot has a side court of 9 ft. 6 in. which diminishes the rear portion of the building to 89 ft. 6 in.; that the use is yarn manufacturing, gasoline selling station, auto laundry, lubritorium, offices and showroom, for which certificate of occupancy No. 135999 was issued July 3, 1953 under Alt. Applic. 758-52; that this condition was granted under resolution 208-46-BZ, amended and adopted February 25, 1953; that the Board had granted a use for motor vehicle repair shop under Cal. No. 208-46-BZ, Vol. II, adopted April 27, 1948, for an area which consisted of 7,500 sq. ft., which was also to be used for storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the area now proposed consists of 3,125 sq. ft. which will also include within the area mentioned storage of auto parts, lubritorium and auto laundry and it is therefore self-evident that the area used for motor vehicle repairs will be of a small amount; that this building is a class 1 structure with a voluntary sprinkler system throughout; that there are other gas stations and motor vehicle repair shops in the vicinity, such as block 9495, lot 61, block 6537, lot 49—second hand lumber yard and materials; block 6447, lot 40—1 story gas station and garage; block 6563, lots 36 and 39—gas station; that the immediate neighborhood has not shown a marked improvement in the past 9 years; that there have not been any substantial residential structure limit within the affected area; that the owner of the subject building has purchased the adjacent property which is known as block 6563, lots

1, 71, 69, 67 and 63 thus assuring the Board that this area is not subject to sale and possible building of residential structures adjoining to the proposed motor vehicle repair shop; and

WHEREAS, the applicant states that the present owner has held title to the property since January, 1952; that the assessed valuation of land is \$82,500 and of the building \$157,500 making a total of \$240,000; that the building was erected in 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 27, 1948, as thereafter amended by resolution adopted through April 25, 1950, under Vol. II, by adding thereto:

"that instead of locating the heater room in the cellar, of fireproof construction, as previously proposed and approved, the heater room may be located on the street floor as indicated on plans filed with this application marked 'Received, October 14, 1955', one sheet, 'December 12, 1955', one sheet, and 'June 20, 1956', 2 sheets, on condition that the heater room shall be located where shown and separated from the balance of the building by fireproof construction, with fireproof doors as an entrance thereto as now existing, and provided that the partitions separating the portion of the building occupied by the yarn manufacturer from the gasoline service station shall be as shown on such plans marked 'Received June 20, 1956' and to permit the arrangement of the gasoline selling area as shown on such plans and including under Section 7i motor vehicle repairing, as proposed, with hand tools only for adjustments in the spaces as indicated and to permit the space formerly proposed as showroom for use as office; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the resolution above cited where not inconsistent with the terms of this amended resolution; that all permits shall be obtained and all work completed and a new superseding certificate of occupancy obtained within six months from the date of this amended resolution."

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated September 30, 1955, on Alt. App. 2995/55 reads:

"2. Proposed boiler in same building with automobile repairs and not separated by an unpierced fireproof wall is contrary to C19-72.0."

and

WHEREAS, the applicant states the building is one story, 13 ft. 4 in. in height, 100 ft. front by 359 ft. 3 in. in depth, of Class 1 construction, erected in 1951 on a lot 100 ft. front by 400 ft. deep, in a business use, C area, Class 1 height district; used and occupied since 1953 as follows:

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yarn manufacturing, gasoline selling station, auto laundry, lubritorium, office and showroom and motor vehicle repairs, 300 persons; that no change in use or occupancy is now proposed; that the building is equipped with a one-source sprinkler system; and

WHEREAS, Certificate of Occupancy #135999 issued July 3, 1953, against Alt. App. 758/52 describes the building as Class 3 construction and permits its use and occupancy for yarn manufacturing, gasoline selling station, auto laundry, lubritorium, office and showroom; and

WHEREAS, the applicant states it is now proposed to add the use of motor vehicle repair shop to the uses permitted by the certificate of occupancy; and

WHEREAS, the applicant states the boiler in question is used for heating purposes and was installed in 1953, inspected by the Fire Department and the Department of Air Pollution Control, and Fire Department approval issued June 22, 1953 and Certificate No. A-2273/52 issued to permit operation of the boiler and approval of its location and type of construction; that there has been no change in the boiler room openings; that the only opening which exists between the boiler room and the gasoline station consists of a 1½ hour sliding door and a 1½ hour swinging door which enters the office portion, approximately 100 ft. from the boiler; and

WHEREAS, the applicant contends that the opening between the yarn mill and the gasoline station was objected to previously and was submitted to the Board and permitted under reopening of Cal. 208-46-BZ on July 22, 1952, and it is therefore requested that the existing conditions as to location and openings to boiler room be granted.

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated September 30, 1955, acting on Alt. App. 2995/55, Objection 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the amended resolution adopted this day under Cal. No. 208-46-BZ, Vol. IV shall be complied with; and that the boiler room shall not be closer to the portion of the building occupied for automobile repairs than as shown on such plans and that the sprinkler system shall be maintained throughout the building in accordance with the requirements therefor.

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.

SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office.

PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 24, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 169th street, Lyman place and Stebbins avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1955 acting on N.B. Applic. 1673-55, reads:

"1. Proposed use of storage, store, gasoline service station, parking & storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office in a business use district is contrary to Art. II Sect. 4 of the ZR."

and

WHEREAS, the applicant states that the premises consist of a plot, 143.6 ft. frontage by 50 ft. in depth, now occupied as a parking lot for more than five motor vehicles; that it is proposed to erect a gasoline service station, with accessory uses as preposed, for a term of 10 years; that the owner would erect a modern service building, 27 ft. by 50 ft., pumps 15 ft. from the building line and properly pave the lot; and

WHEREAS, the applicant states that the premises consist of a triangular, vacant lot fronting 143.6 ft. on 169th street and 142.6 ft. on Lyman place; that the plot is in a business, 1½B district and is presently occupied as a parking lot for more than five motor vehicles under certificate of occupancy No. 5862 issued July 21, 1949; that originally the property was improved by one 1-story taxpayer in 1922 and as it never paid the mortgagee took it over in 1928 and at a later date demolished it to the ground leaving the back walls; that the present owner purchased the property in January 1949 and has been using it as a parking lot; that he recently took a small piece (50 ft. frontage of the original 185.60 frontage) and erected one store for his own use; that on the balance of the property he now proposes to erect a modern gas station with room for parking cars; that it is proposed to limit the entrances to the station solely to 169th street, a busy traffic artery, and put a 5 ft. high chain link fence along the entire Lyman place frontage; and

WHEREAS, the applicant contends that since the building on the site was demolished, the neighborhood has not improved; that the erection of a gas station at this location would in no way be detrimental to any of the adjoining properties; that there is a definite need in this section for a gas station as there are no stations in the immediate vicinity; that the use of the plot for stores or multiple dwelling, due to its triangular shape, is impracticable; and

WHEREAS, the applicant states that the present owner has held title to the property since January 27, 1949 and that the assessed valuation of land is \$12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, for a term of fifteen years, to permit the premises to be occupied for a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received November 10, 1955", 4 sheets, *on condition* that all existing uses and structures shall be removed and the premises leveled substantially to the grade of the adjoining streets; that the premises shall be constructed and arranged as indicated on such plans; that the accessory building shall be faced with face brick, shall have no cellar and in all other respects comply with the requirements of the Building Code; that the doors to the toilets shall be arranged so as not to be contiguous; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of East 169th street; that the number of gasoline storage tanks shall not exceed five 550 gallon approved tanks; that there shall be erected on the interior lot lines to the north and east a woven wire fence of the chain link type on a masonry base to a total height of at least 5 ft.

MINUTES

6 in.; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that curb cuts shall be restricted to two on East 169th street, each not over 30 feet in width, located where shown; that the sidewalks and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire fighting appliances shall be installed and maintained as the fire commissioner shall direct; that under section 7i, for a similar term, there may be minor repairs maintained solely within the accessory building with hand tools only for adjustments; that under section 7h for a similar term there may be parking of motor vehicles toward the westerly fence, as shown; that suitable bumpers shall be maintained against such fence for protection thereof; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the end facade facing 169th street, to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection within the intersection of a post standard supporting a sign, which may be illuminated, advertising only the brand of gasoline, which sign may extend beyond the building line not over 4 feet; that there shall be a suitable terminating post for supporting the fence at such intersection; that there shall also be erected within such intersection a block of concrete not less than 12 in. in height extending for 5 feet along either street line; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105 and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, William Raymond Buck and Irving Teplitsky.

For Opposition: S. Bodian, for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 21, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, G and D area, class ½ height districts; Northern boulevard is in a local retail use, D area, class ½ height district; 230th street, 231st street, 232nd street, 233rd street and McNight drive are in local retail and residence use, G and D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 9, 1955 acting on N.B. Applic. 6319-48, reads:

"1. The use of the proposed increased size of plot is contrary to the decision of the B. S. & A. of Nov. 4, 1953 (Cal. 1130/48/BZ).

2. The proposed increase in use to include miniature golf course in the Loc. Retail portion of the plot, is contrary to Art. 2 Sec. 4C of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 555.37 ft. frontage by 880 ft. in depth, irregular, on which is located a golf driving range, office, golf ball distribution and parking for more than five cars (no fee charged); that it is proposed to extend the area of the present gold driving range as shown on plan of existing conditions to include additional area of 50,000 sq. ft. (irregular) as shown on proposed conditions and include a miniature golf course, approximately 150 ft. by 75 ft., in the southwest corner of the property and permit these uses together with present uses for an additional period of 10 years; and

WHEREAS, the applicant states that the premises are presently zoned as a local retail and residence use district, G and D area district and ½ height district; that the portion of the property within 100 ft. of Northern boulevard is zoned as a local retail use district and a D area district and the remainder is zoned as a residence use, G area district; that as of March 31, 1937 the property was zoned as a 1 times height district and a D area district; that the portion of the property within 100 ft. of Northern boulevard was zoned as a business use district and the remainder as an unrestricted district; that on December 19, 1938 the portion of the property more than 100 ft. from Northern boulevard was zoned as a residence use district, ½ times height district and an E area district; that the present zoning designations became effective on August 2, 1945; and

WHEREAS, the applicant contends that the proposed extension of area is only to the northeast of the present improved property, and the area is completely unimproved and has been used as a dump for many years; that there will be no extension along Northern boulevard; that the owner had attempted to acquire the land at the time of the original variance but was unable to do so until the present; that the use of a miniature golf course, at the southeast corner of the property, within the heretofore area granted by the Board, will enable the owner to render to his clientele a service and a sporting outlet within his premises; that this miniature golf course will adjoin the miniature golf course granted by the Board to the adjoining owner to the west; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1948; that the assessed valuation of land is \$60,900 and of the building \$11,900 making a total of \$72,800; that the building was erected in September, 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted for the duration of the present term of the variance, which expires in 1958 as to the extension of the driving range and the rearrangement of the driving tees, but that the additional use as a miniature golf course should not be granted.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 22, 1949, as thereafter amended on December 4, 1953, to extend the term of the five year variance granted thereunder to expire November 4, 1958, by adding thereto:

"that in the event the owner desires to extend the area of the driving range and locate the driving tees as proposed and indicated on plans filed with this application, marked 'Received January 10, 1956,' 3 sheets, such extension and rearrangement may be permitted as to objection 1 on condition that the requirements of the resolutions above cited shall be complied with; that similar additional fences shall be erected and maintained for the increased area; and denied as to the request for a miniature golf course at the southwest corner of the plot; that in the event the premises are taken

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over by the city for park purposes, the term of this variance shall cease but in no event shall extend beyond the termination date above cited; and that in all other respects the resolutions above cited shall be complied with, where not inconsistent with the terms of this amended resolution; and that all permits required shall be obtained and all work completed and a superseding certificate of occupancy obtained within six months from the date of this amended resolution and denied as to objection 2."

809-52-BZ

APPLICANT—John J. Tricarico, for Celia Kenney, owner.
SUBJECT—Application reopened June 12, 1956 for consideration as to extension of time to complete, expired June 2, 1954—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—10301-10307 Glenwood road and 665-675 East 103rd street, northeast corner, Block 8172, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on June 2, 1953 this application was granted by the Board under certain conditions, under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (stores); and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on June 12, 1956 and set for hearing on July 10, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent dated June 8, 1956 acting on N.B. Applic. 1175-56, reads:

"1. Proposed bldg. located in a residential use district and to be occupied for store use is contrary to Art. 2 Sect. 3 of Zoning Resolution.

2. Proposed bldg. exceeds area for a 'D' area district & is contrary to Art. 4 Sect. 14(a) of zone resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 2, 1953, only so far as it refers to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 22, 1956, after due notice by publication in the Bulletin; laid over to June 12, 1956, at request of objector, applicant concurring; then to June 19, 1956, at the request of an objector; hearing previously closed; then to July 10, 1956, for applicant to obtain a new decision in connection with the new amendment to the zoning resolution as to junk yards, and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 11th avenue and 67th street are in retail use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated July 3, 1956, acting on Alt. App. 2160-53, reads:

"1. Proposed change of occupancy from a 5 car garage to scrap paper and rag baling and storage, in a building located in a retail district violates Art. 2, Sect. 4A of the zoning resolution.

2. Proposed use as scrap paper, rag baling and storage within 50 ft. of a residential district is contrary to Art. 2, Section 7b of the zoning resolution."

and

WHEREAS, the applicant states the premises consist of a plot 60 ft. front by 100 ft. in depth on which is a 1-story garage for 5 cars 60 ft. by 26.5 ft. in area; that it is proposed to change the occupancy to scrap paper and rag baling and storage; and

WHEREAS, the applicant contends that the two buildings are comprised of a 2-story semi-attached dwelling of frame construction, 20 ft. front by 44 ft. in depth, irregular, located on extreme southeasterly portion of lot; the other a one-story Class 3 garage, 60 ft. front by 26.5 ft. in depth is located on the rear lot line; and

WHEREAS, the applicant further states that the adjoining lot, 47, was purchased as vacant land in 1910 by the father-in-law of present owner and the real party in interest herein; that he likewise purchased subject site in 1912; that after its purchase, the premises were used as one lot for rag, scrap paper baling and storage, that being the occupation of the father-in-law at that time and up to his retirement four years ago; that in 1914 or 1915 he constructed two semi-attached 2-story frame dwellings on front of the plots and continued in the baling and storage business on entire rear portion of the two lots; that then horse-drawn carts were used to collect the paper and rags which were then deposited in sheds located along the rear lot lines, for baling; that Certificate of Occupancy 697 was issued June 5, 1922 for the adjoining lot 47, premises: 6716 11th avenue as follows: "To use open shed on rear of lot for storage of rags."; that when said certificate was issued and for over 10 years prior thereto, both rear portions of lots 44 and 47 were used for same purpose, baling and storage of rags and scrap paper; that, however, the father-in-law of present owner, who does not read or write English did not realize that a certificate of occupancy was necessary for lot 44 and none was obtained; that Certificate of Occupancy #57477

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dated August 22, 1929 for the subject site permits a 5-car garage (accessory use only) and was issued after completion of work under N.B. 8077/29; that this garage was constructed in 1929 and used in conjunction with the rag and paper storage and baling and only used for a short period as a garage and the remainder leased; that at no time was the use of the rear of the premises, neither in the garage or the area between it and the dwelling or in the area between the two lots ever discontinued for rag and paper storage and baling; and

WHEREAS, the applicant further states that it is significant to note that at no time since premises was purchased was there ever any fence or partition between the rear portion of the lot for which a certificate of occupancy was issued and for the premises under consideration; that Violation #713/43 was issued by the Department of Buildings for illegal occupancy at rear of lot "inconsistent with the certificate of occupancy"; this violation was later withdrawn by the Department; that Violation #2559/49 was issued July 25, 1949, for an alleged change in occupancy from 5-car garage to storage of baled paper and oil truck, contrary to the certificate of occupancy; that the present owner was fined \$25 on May 23, 1951 and \$35 on February 6, 1952; the violation was dismissed March 16, 1953; that it is now proposed to legalize the occupancy of rear portion for scrap paper and rag baling and storage; that the storage and baling will take place only on rear portion and entirely within the existing building; that three years ago the owner installed an expensive baling machine by cementing it into the ground inside the garage and it is practically impossible to move it to the adjoining lot and it would be a considerable hardship to change its location; that further, since the two lots have always been used conjunctively, to limit the use to the area of the adjoining lot, in this type of business where a large area is necessary and has always been available, would work a considerable hardship; and

WHEREAS, the applicant contends there is no deleterious affect to any adjoining owners or the neighborhood, since the use is confined to the extreme rear portion and within the enclosure; that there is presently existing a high cement block wall along the front building line and there are no openings in the rear structure along the building lines; that there is also existing a 12 ft. curb cut to 11th avenue and no new curb cuts or structural changes will be necessary; and

WHEREAS, the applicant states the present owner has held title to the property since 1912; that the assessed valuation of the land is \$8,100 and of the building \$6,900, making a total of \$15,000; that the building was erected in 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the former five car accessory garage to be occupied for the storage and baling of scrap paper and rags as has existed and as used in connection with the occupancy of the rear of the premises on the adjoining lot No. 47 for which certificate of occupancy for the junk shop thereon is outstanding *on condition* that all storage and baling shall be maintained within the building and none in the open yard and no use of the open yard in connection with such storage and baling shall be maintained except for necessary entrance and exit with the present curb cut on 11th avenue; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the existing fences as now existing shall be maintained; and modifying the decision of the borough superintendent as to

a new decision rendered under Alt. App. 2160/53, dated July 3, 1956, as to use and waiving the requirement for additional fences and the requirement as to being 50 ft. from a residential district in view of the existence of the use for a number of years, hereby legalized; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 30, 32 and 35, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: William Lichtner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; laid over to June 19, 1956, for inspection and decision; hearing closed; then to July 10, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Rockaway Beach boulevard are in residence and business use, D area, class 1 height districts; Beach 35th street is in a business use, D area, class 1 height district; Beach 36th street and Beach 37th street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 9, 1955 acting on N.B. Applic. 2453-55, reads:

"1. The proposed construction of a building for the storage & sale of flooring materials coverings on the res. portion of a plot partially in a bus. use district & partially in a res. use district, is contrary to Art. 2 Sec. 3 of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 561.14 ft. frontage by 29.34 ft. in depth, at present vacant, except one 1-story, 3-car garage; that it is proposed to remove the existing 3-car garage and erect a new class 3 building 125 ft. in length and 20.5 ft. deep for the storage and sale of floor covering materials such as asphalt tile, rubber tile, linoleum, etc.; and

WHEREAS, the applicant states that on December 29, 1939 the zoning use was changed from unrestricted over the whole area, to residence and business up to 100 ft. west of Beach 35th street; that presently there is a petition before the city planning commission to further change the use of the above mentioned business area to a retail use as per their map #C.P. 11533; that the height and area zoning remain the same; and

WHEREAS, the applicant contends that this parcel is very undesirable for residence use due to the lack of depth and the proximity of the railroad; and

WHEREAS, the applicant states that the owners have held title to the property since November 12, 1952; that the assessed valuation of land is \$6,800 and of the building \$300 making a total of \$7,100; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c for a term of ten years to permit the erection and use of the building as proposed for the sale of floor covering material as indicated on plans filed with this application marked "Received June 20, 1955", 4 sheets, and "April 12, 1956", one sheet, *on condition* that all existing buildings and uses shall be removed; and that the building in all other respects shall comply with all laws, rules and regulations applicable to the construction and occupancy; that any signs erected shall be such as would be approved if the premises were located in a local retail use district; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-39 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272 Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; laid over to June 19, 1956, for inspection and decision; hearing closed; then to July 10, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 92nd road are in a residence use, C area, class 1½ height district; 93rd avenue is in residence and unrestricted use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1955 acting on Alt. Applic. 1298-55, reads:

"1. Proposed parking and storage of motor vehicles in a Residence Use District is contrary to Art. II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 66.44 ft. frontage by 122.45 ft. in depth, irregular, now vacant; that it is proposed to fence in the plot with at least a 4 ft. woven wire fence with 12 ft. gate therein for ingress and egress; that the plot will be graded to level surface and maintained so as not to cause drainage to flow on the sidewalk or adjoining property; that it will be surfaced with cinders or gravel with a binder to prevent dust; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as an unrestricted district and the present residence designation became effective on December 7, 1923; that the height and area designations have not been

changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the interior lot lines abut the garages and the rear lot lines of all premises fronting on 168th place, 92nd road, 170th street and 93rd avenue; that the owner of the premises lives at 168-31 93rd avenue immediately to the east of lot 77 and his westerly lot line and rear lot line coincide with lot lines of the subject premises; and

WHEREAS, the applicant contends that parking area is in great demand in Jamaica and the premises, while not being suitable for economical residential development, is ideally suited for parking purposes; and

WHEREAS, the applicant states that the present owner has held title to lot 272 since August 25, 1947 and to lots 77 and 78 since March 19, 1951; that the assessed valuation of land is \$3,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the matter has been given careful consideration in view of the fact that it is within the knowledge of the Board that parking facilities are desirable in the Jamaica area but in view of the nuisance that this would cause to the adjoining owners on 82nd Road the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1298-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

679-55-BZ

APPLICANT—Lama, Proskauer, and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—(decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patron cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and William Hinderstein.

For Opposition: Murray Fox, Alice Maddalena, William Fischman and M. Francis Snowber.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly ... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1955 after due notice by publication in the Bulletin; laid over to June 19, 1956, for applicant to file revised plans as to Lot No. 4; hearing closed; then to July 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Birdsall avenue are in a residence use, D area, class 1 height district; Beach Channel drive is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 23, 1955 acting on N.B. Applic. 3035-55, reads:

"1. Proposed erection of a structure for storage, stores, loading & unloading, parking of patron cars (no fee charged) in a residence district is contrary to Art. II, Sec. 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 185 ft. in depth, on which are

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located two 1½ story frame family dwellings; that it is proposed to demolish the buildings and secure a variance for a period of 15 years in order to erect a new one story store building of class 3 construction having a frontage of 95 ft. on Beach Channel drive and a depth of 100 ft. on Birdsall avenue, being the southwest corner of said streets; that it is proposed to use the balance of the site fronting 85 ft. on Birdsall avenue for one loading and unloading berth for the stores and the parking of patrons' cars, no fee to be charged; and

WHEREAS, the applicant states that as of July 25, 1916 that part of the premises within 100 ft. of Beach Channel drive was in a business use district and received its present use designation on July 24, 1951; and

WHEREAS, the applicant contends that within the affected area, Beach Channel drive from a point approximately 53 ft. south of the site, is zoned on both sides as a business zone, as was the zoning of 100 ft. in depth of the site until July 24, 1951; that the business zoned part of Beach Channel drive has developed along business lines as follows: block 159, lots 30 and 15—store and store and parking; block 11, lots 6, 9, 11 and 12—animal clinic, auto laundry, stores; block 10, lot 1—gas station; that the auto laundry in block 11, lot 9 and the gas station in block 10, lot 1, are non-conforming uses in the present business zone and certainly less in keeping in a business zone than the proposed stores on the premises; that block 51, lot 1, now in a residence zone and within the affected area, is used for stores and parking; that the dwellings on lots 31 and 28 of block 158, in which the site is located, could be removed and this land also developed with stores, which would place a greater hardship on the site in a residence zone; that the buildings on the site are obsolete and cannot return sufficient income on the investment to continue their use and pay real estate taxes; that the erection of new dwellings on the site on a street that is business and unrestricted in character, bearing in mind the high value of the land and present day construction costs, would not be feasible as the street is definitely not suitable for residence use; that this highly developed area is in need of additional stores and the site is entirely suitable to such use; that the City proposed to widen Birdsall avenue at some future date and acquire 5 ft. of the northerly part of the site; that to date the City does not have title to said land and no proceedings are pending to acquire title; that in any event no part of the proposed stores will be erected within the bed of Birdsall avenue as proposed under the widening; and

WHEREAS, the applicant states that the present owner has held title to parcel A since October 10, 1952 and to parcel B since January 27, 1954; that the assessed valuation of land is \$9,300 and of the building \$9,500 making a total of \$18,800; that the buildings was erected in 1904; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the Board also received an amended application from the applicant to reduce the area of his proposal so as to construct stores and parking area at the rear, on Beach Channel Drive but to leave undisturbed the existing frontage of the lot of 66 ft. on lot 8; with this amended application the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of 20 years to permit the erection of a one story store building substantially as proposed and as indicated on plans filed with this application marked "Received August 30, 1955", 5 sheets, as amended by revised plans marked "Received June 11, 1956", one sheet, and "June 27, 1956", 2 sheets, *on condition* that all buildings and uses on this portion of the premises shall be removed and the building shall be constructed as shown on such revised plans for five stores, provided the partitions between the stores to suit the

tenants' requirements are in compliance with the Building Code and shall extend up to the underside of the roof boarding; that the rear for a width varying from 29 ft. to 34 ft., as shown, on such revised plans may be used for parking patrons cars and loading and unloading for the stores, with a curb cut to Birdsall avenue not exceeding fifteen feet; that along the westerly and southerly lot lines where walls of adjoining buildings do not occur there shall be erected, a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in.; that in all other respects the proposed building and occupancy shall comply with all laws, rules and regulations applicable thereto including the use of the cellar for storage as proposed with stairways from the cellar to the stores and an engineer's ladder beyond the building line accessible from such cellar space to all storage areas; that the parking and storage area shall remain vacant but may be used for parking and loading and unloading as hereinbefore permitted; that such space shall be graded substantially to the grade of Birdsall avenue and shall be treated with clean gravel or steam einders and treated with a binder and properly rolled; that there shall be no lights constructed in this space; that signs shall be restricted to a sign not over 15 sq. ft. in area attached to the fence and not extending beyond the building line and not illuminated, advertising the restricted use of parking on the premises as proposed and such other information as may be required by the Commissioner of Licenses; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district, the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street. Block 1503, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Samuel Gardstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to June 19, 1956, at request of objector, applicant concurring; then to July 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Decatur street and McDonough street are in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1955 acting on Alt. Applic. 3716-55, reads:

"1. On a lot located partly in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of the lot for a parking lot and also for accessory parking for employees and customers is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

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WHEREAS, the applicant states that the premises consist of an irregular plot, 141 ft. 10 in. frontage on Decatur street and 67 ft. 4 in. frontage on Broadway, on which is presently erected a one story building 67 ft. 4 in. front on Broadway and 50 ft. front on Decatur street, erected as a motion picture theatre and three stores under certificate of occupancy No. 1664; that the building is of class 3 construction and the rear vacant portion fronting on Decatur street was occupied under certificate of occupancy No. 1663 as an open air movies theatre and altered to its present occupancy under Alt. 3489-54, certificate of occupancy No. 145532 issued October 5, 1955, as follows 1674-78 Broadway, 1st floor, storage and shipping of ladies wearing apparel and two stores; 745-755 Decatur street the unbuilt upon portion of plot to remain vacant and unoccupied; and

WHEREAS, the applicant contends that this application for a term of five years only affects the vacant portion of the premises formerly occupied as an open air movie theatre and now proposed to be occupied as a parking lot and also for accessory parking for employees and customers; that the part of the premises to be used for parking is partly in a business and partly in residence use district; that 3,351 sq. ft. or 47½% of the premises is in a business use district, which permits the occupancy of a parking lot as proposed; that the balance of the vacant land or 3,683 sq. ft. or 52½% is in a residence use district; that the proposed parking is to be principally accessory to the storage building and retail stores fronting on Broadway; that however, there is an extreme shortage of available parking facilities for the residential dwellings on Decatur street and so it is proposed to make parking space available to these residents; that this neighborhood was very heavily developed before the use of automobiles became popular and as a result none of the residences have accessory garages and there is an absence of vacant land which may be used for parking; that this area was developed when the premises was being used as an open air theatre, a non-conforming use established prior to the zoning resolution; that Broadway is a heavily developed shopping center with the elevated railway of the Broadway-Canarsie line running down its center, making parking impracticable and dangerous; that the lack of parking accessory to the Broadway stores prevents the economic use of the business property; that zoning, which does not allow for parking accessory to business uses, is not consonant with good city planning; that the absence of parking facilities in this area adversely affects the property owners and a grant of this appeal will benefit the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since December 23, 1953; that the assessed valuation of land is \$15,500 and of the building \$24,500 making a total of \$40,000; that the building was erected in 1914; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that a large percentage of the lot is in a business use district where parking use may be approved as a matter of right; this application is for the extension of such use to include a small portion of the premises located in the residence use district; the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b of the Zoning Resolution.

Resolved that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7 h for a term of five years to permit the extension of the permitted use within the business use district to be extended into the portion of the plot zoned for residence and for use in both zoned areas for parking and storage, substantially as shown on plans filed with this application marked "Received November 16, 1955." 3 sheets, on condition that the premises shall be levelled substantially to the grade of Broadway and shall be graded with clean gravel or steam cinders and treated with a binder

and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in.; that entrances to the premises shall be limited to one to Decatur street, where shown, not exceeding 12 ft. in width, with curb cut opposite not exceeding fifteen ft. in width; that such opening shall be fitted with gates of similar construction to the fence which shall normally be kept closed when the premises are not being used by the patrons and employees of the adjoining stores; that suitable terminating posts shall be constructed where such gate occurs so as to provide the necessary strength for support; that the corridor as proposed to permit direct exit from such building to the street may be constructed as shown and shall be enclosed with a similar fence and gate which shall not swing beyond the building line; that no signs shall be constructed except one sign not over 5 sq. ft. attached to the fence and not extending beyond the building line and not illuminated advertising the restricted use of the parking lot as proposed and such other information as may be required by the Commissioner of Licenses; and that all permits shall be obtained including a new certificate of occupancy and all work completed within six months from the date of this resolution.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.

SUBJECT—Application December 2, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U, Block 7370, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Brigham street is in business and residence use, D area, class 1 height districts; Avenue U is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 28, 1955 acting on Alt. Applic. 4093-55, reads:

"1. The proposed parking and storage of motor vehicles in a residence use district is contrary to Art. II Sec. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to permit parking and storage of more than five motor vehicles, for a term of 5 years; and

WHEREAS, the applicant states that the site consists of a vacant interior plot of ground with a frontage of 120 ft. on Brigham street and a depth of 100 ft.; that the level of this plot is a number of feet below street grade and it is proposed to fill in the lot to the grade of Brigham street; that it is proposed to construct a woven wire fence along the two side lot lines and along the building line of

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Brigham street; that there are existing fences and the wall of an existing building along the rear lot line which, with the new fences, form a complete enclosure; that the lot will be surfaced with clean steam cinders, rolled or tamped and provided with a binder; that two curb cuts are proposed on Brigham street with gates in the fence opposite these cuts; that a small frame attendant's shelter, not exceeding 100 sq. ft. in area, will be provided; that adjoining the rear of the site, there is an existing garage and gas station on lot 14 and an existing parking lot on lot 17, both of which lots are under the same ownership as the site; that the other lot that abuts the rear of the site (lot 19) is an existing store building; that all of these uses that abut the rear of the site are non-conforming, since this property along Knapp street is now zoned for residence use; that adjoining the site to the north extending along Brigham street to Avenue U and for the entire block front on Avenue U from Brigham street to Gerritsen avenue (Block 7370, Lot 10) is a gas station and high speed auto laundry, which was the subject of a zoning variance granted by the Board under Cal. No. 249-29-BZ; that to the south of the site, just beyond the adjoining dwelling, there are six story multiple dwellings on both sides of Brigham street; that these buildings were also the subject of a zoning variance by the Board as to height, under Cal. No. 317-52-BZ; and

WHEREAS, the applicant contends that there is considerable demand for parking space in this immediate area due to a group of apartment houses to the south and to the business development along Avenue U; that in addition to this public parking, a small portion of the parking lot will be used for the parking of school buses used for the transportation of children to parochial schools; that the site was in an undetermined use district from July 25, 1916 to June 19, 1925 on which date the zoning was changed to its present residence designation; that the height and area districts have remained unchanged since 1916; that in view of the fact that the site adjoins non-conforming uses along the entire north and east lot lines and in view of the need for additional parking space, it is felt that this proposal will be beneficial to the residents of the area and will not adversely affect surrounding property; and

WHEREAS, the applicant states that the present owner has held title to the property since April 1, 1955 and that the assessed valuation of land is \$7,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of two years, to permit the parking and storage of motor vehicles limited to pleasure cars and not more than five school buses, *on condition* that all uses on the site shall be removed and the plot filled, leveled and graded to the grade of Brigham street; that there shall be erected on all lot lines where masonry walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, with no openings therein except two to Brigham street, not exceeding 12 ft. in width each, with curb cuts opposite not exceeding 16 ft. in width each, including splays; that such openings shall be fitted with gates which shall be kept closed when the parking lot is not in operation; that during the term of this variance, the premises shall be occupied for no other use and no buildings shall be erected thereon except there may be a building not over one story in height and 100 sq. ft. in area, for use solely as an office for the attendant; that signs shall be restricted to a permanent sign attached to the fence at each entrance, advertising only the parking and storage use, rates charged and additional information required by the commissioner of licenses; that such signs shall not exceed 10 sq. ft. in area each and shall not be illumi-

nated or extend beyond the building line; that the premises shall be graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be no connection between this parking lot and the existing parking lot on lot 17 under the same ownership and control; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert

Commissioner Keating and Deputy Chief Connolly ... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1¼ height district; Oakland street and Huron street are in business and unrestricted use, C area, class 1¼ height districts; India street is in business, unrestricted and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on N.B. Applic. 2728-55, reads:

"1. Proposed building and premises, in a Business zone, to be used for gasoline service station, lubritorium, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sales of auto accessories, parking for more than 5 cars waiting to be serviced is contrary to Article II, PP. 4a, subsections 29 and 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.13 ft. frontage by 60 ft. in depth, now vacant; that it is proposed to construct a gasoline service station and accessory uses; that the building is proposed to have a frontage of 60 ft., irregular and a depth of 28 ft., one story, 13 ft. and 15 ft. 6 in. in height, to be used as office, storage and sales of auto accessories, lubritorium, minor repairs, hand tools only and non-automatic auto laundry; that curb cuts on Oakland street, Huron street and India street are proposed; and

WHEREAS, the applicant states that the property is presently zoned as a business use district, class 1¼ height and a C area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that no previous application for the same or similar relief has been made to the Board; and

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WHEREAS, the applicant contends that there is no economic demand for the construction of any use on the subject premises other than a gas station but there is an economic demand for the construction of a modern gas station with the customary accessory uses; that a grant of this application would not adversely affect the neighborhood; that on the east side of Oakland street, within the area of notification, the premises are zoned for unrestricted use and are used for miscellaneous uses such as garage for more than 5 motor vehicles in block 2552, lot 5; motor vehicle repair shop, block 2542, lot 3; gas station and accessory uses, block 2542, lot 7; factory, block 2534, lots 1 and 4; junk shop, block 2524, lot 1 and gas station and accessory uses in block 2524, lot 4; that on India street, east of Oakland street, there are a junk yard in block 2542, lots 11 and 13 and loft and factory buildings in block 2542, lots 15, 16 and 17; block 2534, lot 47; that on Huron street, east of Oakland street, the properties are largely old 2, 3 and 4 story frame and brick tenements, except for a garage for more than 5 motor vehicles in block 2533, lot 16; that the west side of Oakland street, south of Huron street is zoned for business use to a depth of 100 ft. and for residence use beyond that depth and consequently, the properties abutting the site and opposite the site on the south are in a business use district; that the properties east of Oakland street are all in an unrestricted use district, also the properties on the west side of Oakland street are zoned for unrestricted use and consequently the properties opposite the site on the north and east are in an unrestricted use district; that Huron street is one way westbound while India street is one way eastbound; that consequently, southbound motor vehicles on Oakland street which enter the site via the curb cut on Huron street or Oakland street will leave the premises via Oakland street or India street, so that the proposed use will not increase traffic in the residential area west of Oakland street; that the grant of this application will increase motor vehicular and pedestrian safety because the proposed structure, being set back from the intersection of Oakland and India streets, would give clear visibility to traffic, while a conforming use built at the corner (without a variance) would create a blind intersection, thus endangering public safety; that a grant of this application would improve the appearance of the neighborhood by the elimination of a refuse-strewn lot which is unsightly by day and dangerously dark at night, and it would eliminate the existing billboard signs; that the tenements abutting to the west have no windows opening on their easterly walls and the proposed building which is small both in area and in height, will afford more light and ventilation for their rear windows than would be possible if a larger multiple story building were built on the site in conformity with the zoning resolution; that the proposed limitation of the variance to a term of 15 years gives assurance that the future development of the area along lines incompatible with the present use will not be deterred; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1955 and that the assessed valuation of the land is \$16,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted the widened condition of Oakland street, also that on the adjoining plot to the north there is now under construction a gasoline service station in the area which is zoned for unrestricted; the committee also noted that the district is unrestricted across Oakland Street and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as

proposed and as indicated on plans filed with this application marked "Received December 30, 1955", 3 sheets, and "February 14, 1956", one sheet, on condition that all buildings and uses shall be removed from the premises and the premises shall be graded substantially to the grade of Oakland Street; that the premises shall be constructed and arranged and designed substantially as indicated on plans above cited; that there shall be erected on the westerly lot line where the unpunctured wall of the accessory building does not occur and returning on India Street for a distance of approximately 25 feet, and similarly on Huron street, a woven wire fence of the chain link type on a masonry base for a total height of not less than 5 ft. 6 in.; that the accessory building shall have no cellar underneath and shall be constructed as shown with the front and two exposed ends of face brick; that the rear portion of the building may be of common brick against the adjoining house on lot 42; that the curb cuts shall be restricted to three curb cuts each 30 ft. in width, located where shown, to Oakland street, and one 25 ft. in width to India street and one of similar width to Huron street within the first 25 ft. from the intersection of Oakland street; that gasoline pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Oakland street; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that the curbing and sidewalks abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of two post standards one at each intersection where shown at right angles to the building line of Oakland street each for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not over four feet; that under Section 7i there may be minor repairing with hand tools maintained for adjustments only within the accessory building; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 10, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

894-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewett Eq. Co. agent).

SUBJECT—Application reopened September 14, 1954—re amendment to resolution as to additional models of Mueller Oil Burners—re Mueller Climatrol Oil-Fired Conversion Burner, Models 450 and 460; previously approved.

APPEARANCES—

For Applicant: Jack H. Beck and Paul E. Stephenson.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 894-51-SA

Subject: Amendment to resolution as to additional models of Mueller Oil Burners.

L. J. Mueller Furnace Company, Milwaukee, Wisconsin requested by letter that the resolution adopted July 13, 1954 under Cal. No. 894-51-SA be amended to include additional models of Mueller Oil Burners. The application was reopened by a vote of the Board September 14, 1954 under Cal. No. 894-51-SA.

Description

The requested models 470, 487 and 489 are basically the same as the models 450 and 460 approved by the Board under Cal. No. 894-51-SA, the only difference being the capacity. The appliance has been approved by the Underwriter's Laboratory.

Recommendation

The Committee on Test recommends that the resolution adopted July 13, 1954 under Cal. No. 894-54-SA be amended so as to include additional models of Mueller Oil Burners so that the models recommended for approval under this resolution, including those previously approved are the Mueller Oil Burners, Models 450, 460, 470, 487 and 489 on condition that the requirements of the resolution adopted July 13, 1954 under Cal. No. 894-54-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 13, 1954 in accordance with the above report.

70-53-SM

APPLICANT—Vermiculite Industrial Corp., owner.

SUBJECT—Application December 17, 1952—V.I.C. Brand Vermiculite, approval of.

APPEARANCES—

For Applicant: Abraham Bramson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 70-53-SM

Subject: V.I.C. Brand Vermiculite.

Vermiculite Industrial Corp., Port Newark, New Jersey filed December 17, 1952 an application with the Board of Standards and Appeals for approval of the material known as V.I.C. Brand Vermiculite under the provisions of C26-312.0.L, C26-463.0 C26-464.0 and C26-466.1 Administrative Building Code.

Purpose

The material is to be used in lieu of sand in gypsum plaster.

Description

Vermiculite, generic term is a micaceous mineral also known as hydrous silicate, derived generally from mica. The

ore is found in various places and the main deposits are to be found in northwestern and southeastern parts of the United States and also South Africa. The vermiculite subject of this report is from South Africa.

The ore is processed and after processing the vermiculite is expanded 12 to 15 times its original size. This expanding is accomplished in a furnace when the processed ore is subjected to heat of 2000°F.

The expanded vermiculite is then bagged in 4 e. ft. bags; each bag weighing approximately 32 lbs. each.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test. Sample Bags of Vermiculite were identified and marked. The identified samples were tested at the Gulick-Henderson Laboratories in accordance with the requirements of C26-466-1. Administrative Building Code. The report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the Committee on Test recommends the approval of the material known as V.I.C. Brand Vermiculite for use in New York City under the provisions of C26-463.0, C26-464. and C26-466.1 Administrative Building Code as having met the requirements of C26-312.0.L and C26-466.1 Administrative Building Code on condition that each bag of V.I.C. Brand Vermiculite be marked or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 70-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

492-53-SA

APPLICANT—McDowell Sprinkler Corp., for Star Sprinkler Corp. owner.

SUBJECT—Application June 18, 1953—Star Exhauster, Model B (device for dry pipe sprinkler system), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klien-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

REPORT OF COMMITTEE ON TEST

Re: Cal. 492-53-SA

Subject: Star Exhauster, Model B (device for dry pipe Sprinkler system).

The McDowell Sprinkler Corp., of New York filed for Star Sprinkler Corp. of Philadelphia, owner-manufacturer, on June 18, 1953 an application with the Board of Standards and Appeals for approval of the Star Exhauster, Model B under the provisions of Article 16, Administrative Building Code and the Sprinkler Rules of the Board.

Purpose

A device to speed the release of air pressure within a dry pipe sprinkler system.

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Description

The Star Exhauster, Model B is an automatic device through which the compressed air in a standard dry pipe system of automatic fire sprinklers is exhausted to atmosphere prior to the release of water into the piping by the dry pipe valve. Its purpose is to reduce the time interval for the arrival of and discharge of water at a fused sprinkler.

The device consists of an upper air chamber bolted to a lower air chamber between which is a flexible rubber diaphragm which seals off the two area from each other. Attached to the center of the diaphragm is a hollow stem extending upward into the upper chamber area to the top of which is secured an assembly to form a restricted orifice or passage for air travel from the lower air chamber into the upper air chamber. Also, attached to the center stem is the means for operating or tripping a valve closure, which during the operating cycle of the exhauster releases air confined in the upper chamber to the atmosphere.

Attached to the center stem, but extended downward into the lower air chamber is a second hollow stem at the lower end of which is attached a rubber valve which seats to a closure under limited spring tension, to normally retain system air pressure from escape.

Under normal conditions, air pressures in the upper air chamber are balanced with that in the lower air chamber which in turn is connected to a large opening to the sprinkler system piping so that system pressures prevail within the exhauster.

When a sprinkler head fuses by fire, compressed air in the system escapes lowering the air pressure in the lower air chamber. Because of the restricted orifice previously described, the initial compressed air in the upper air chamber is only free to be equalized with that in the lower air chamber at a slow pre-determined rate. That rate is considerably less than the continuing drop in air pressure in the lower air chamber caused by the open sprinkler. This difference eventually depresses the diaphragm opening the special valve in the upper air chamber releasing its air to the atmosphere.

In so doing, the remaining air pressure in the lower air chamber immediately flexes the diaphragm upward which in turn carries the valve closure from its seated position and the system air pressure is thus allowed escape to atmosphere through an opening equal to about 15 open sprinklers.

This sudden release of the compressed air quickly overcomes the pneumatic principle holding the dry pipe valve closed and water is released into the system and also enters the exhauster to close off the discharge port against water loss at that point.

Inspection and Test

All data submitted was examined at the offices of the Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Star Exhauster, Model B has been approved by the Underwriter's Laboratories under application No. 48C3403, dated January 12, 1949.

Recommendation

On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the Star Exhauster, Model B for use in dry pipe sprinkler systems when installed in accordance with the provisions of Article 16 Administrative Building Code and the Sprinkler Rules of the Board provided each device shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 492-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

544-53-SA

APPLICANT—McDowell Sprinkler Corp., for Star Sprinkler Corp., owner.

SUBJECT—Application July 9, 1953—Star 6" Dry Pipe Valve, Model C (for dry pipe sprinkler systems), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 544-53-SA

Subject: Star 6 Inch Dry Pipe Valve, Model C (for dry pipe sprinkler systems).

The McDowell Sprinkler Corp., New York filed for Star Sprinkler Corp., Philadelphia, owner-manufacturer, on July 9, 1953 an application with the Board of Standards and Appeals for approval of the Star 6 Inch Dry Pipe Valve, Model C for use in New York City under the provisions of Article 16, Administrative Building Code and the Sprinkler Rules of the Board.

Purpose

A valve to control the flow of water into a dry pipe sprinkler system.

Description

The Model C dry pipe valve is a differential type valve designed to automatically admit water to a dry pipe system of automatic sprinklers.

It consists of a body, a built-in water valve and an air valve. The body encloses the water and air valves and their respective seats. These are so designed and proportioned and, when set, offer such leverage between pressures exerted on their respective surfaces, that the valves are held closed by relatively low air pressures in the sprinkler system exerted on the air valve.

The dry pipe valve operates when air pressure in the sprinkler piping above the valve is reduced as would occur when a sprinkler fused by fire. When the air pressure is reduced sufficiently to overcome the differential due to the difference in areas of the air and water valves and the difference in length of the lever arms affecting the two valves it will permit them to open. Water then enters the dry pipe valve and flows to the sprinkler system. The water also passes through the outlet ports to sound connected alarm devices of signals.

The Model C 6 Inch valve is classed as type A in Section C26-1365.0.h Administrative Code.

Inspection and Test

All data submitted was examined at the offices of the Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Model C, 6 Inch Dry Pipe Valve has been approved by the Underwriter's Laboratories under application No. 32C2095, dated September 16, 1932.

Recommendation

On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the 6 Inch Star Dry Pipe Valve, Model C for use in dry pipe sprinkler systems when installed in accordance with the provisions of Article 16, Administrative Building Code and the Sprinkler Rules of the Board, provided each valve shall bear a label permanently affixed reading as follows: "Approved

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by the Board of Standards and Appeals for use in New York City under Cal. No. 554-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

915-53-SA

APPLICANT—General Oil Heating Corporation, owner.
SUBJECT—Application reopened June 2, 1954—re amendment to resolution as to additional trade names—re Geneco Oil Burner, Model B-3; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 915-53-SA

Subject: Amendment to resolution as to additional trade names.

General Oil Heating Corp., West New York, New Jersey requested by letters dated May 5, 1954 and July 30, 1954 that the resolution adopted March 23, 1954 under Cal. No. 915-53-SA be amended so as to permit the Geneco Oil Burner, Model B-3 to be marketed under additional trade names. The application was reopened by a vote of the Board on June 2, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted March 23, 1954 under Cal. No. 915-53-SA be amended so as to permit the Geneco Oil Burner, Model B-3 to be marketed under the following trade names by the companies listed. Norge Heat Division, Borg-Warner, Corp., Norge Oil Burner, Thatcher Furnace Company, Thatcher Oil Burner, on condition that the requirements of the resolution adopted March 23, 1954 under Cal. No. 915-53-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 23, 1954 in accordance with the above report.

246-54-SA

APPLICANT—Quiet Automatic Burner Corporation, owner.

SUBJECT—Application reopened February 28, 1956—re amendment as to additional model—re Quik Heat Suspended Oil Furnaces, Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU and 300-SU; previously approved.

APPEARANCES—

For Applicant: J. Gordon Kaveny.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 246-54-SA

Subject: Amendment to resolution as to additional model.

Quiet Automatic Burner Corp., New Jersey requested by letter dated February 3, 1956 that the resolution adopted July 13, 1954 under Cal. No. 246-54-SA be amended so as to include an additional model of suspended furnace namely model 180SU. The application was reopened by a vote of the Board February 28, 1956.

Description

The appliance is similar to the approved unit differing only as to BTU capacity, overall dimensions, blower wheel diameter and the gallonage per hour. The gallonage being 1.65 gallons per hour in all other respects the unit is similar to the previously approved models.

Recommendation

The Committee on Test recommends that the resolution adopted July 13, 1954 under Cal. No. 246-54-SA be amended so as to include the model 180SU Furnace so as the models recommended for approval under this recommendation are as follows: 80SU, 100SU, 125SU, 150SU, 180SU, 224SU and 300SU on condition that the requirements of the resolution adopted July 13, 1954 under Cal. No. 246-54-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 13, 1954 in accordance with the above report.

497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.

SUBJECT—Application reopened January 25, 1955—re amendment to resolution as to use in garages—re Nesbitt Gas-fired Unit Heater, Models G25-F, G50-F, G75-F, G100-F, G130-F, G170-F and G200-F; previously approved.

APPEARANCES—

For Applicant: Michael J. Murray.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 497-54-SA

Subject: Amendment to resolution as to use in garages.

John J. Nesbitt Inc., Philadelphia, Pa., requested by letter dated December 31, 1954 that the resolution adopted De-

MINUTES

cember 14, 1954 under Cal. No. 497-54-SA be amended so as to permit the use of the heater in garages. The application was reopened by a vote of the Board January 25, 1955.

Description

The appliance is identical to the appliance approved December 14, 1954 under Cal. No. 497-54-SA except that a 40-40 mesh bronze screen covers the entire combustion air intake. This screen is affixed to the bottom pan by sheet metal screws in accordance with DWG L-452-A marked Rec'd November 7, 1955.

Recommendation

The Committee on Test recommends that the resolution adopted December 14, 1954 under Cal. No. 497-54-SA be amended so as to permit the use of this appliance in garages on condition that the base of the unit is at least 8'-0" above floor level and the combustion air intake be covered with a 40-40 mesh screen as herein described and further that all other requirements of the resolution adopted December 14, 1954 under Cal. No. 497-54-SA be complied with and further that the unit shall be vented to the outer air in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 14, 1954 in accordance with the above report.

667-54-SA

APPLICANT—Berger Furnace Corp., owner.

SUBJECT—Application July 29, 1954—Berger Gas-fired Warm Air Furnace, Models BGA 140F and BGA 160E; BGB 75R, BGB 135R, BGB 65G, BGB 85G, BGB 105G, BGA 120G, BGA 140G, BGB 75F, BGB 95F, and BGB 120F, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 667-54-SA

Subject: Berger Gas-Fired Warm Air Furnaces, Models BGA140F, BGA160F, BGB75R, BGB135R, BGB65G, BGB85G, BGB105G, BGA120G, BGB140G, BGB75F, BGB95F, BGB120F and V.

Berger Furnace Corp., Belle Vernon, Penna., filed July 29, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as the Berger Gas-Fired Warm Air Furnace, Models BGA140F, BGA160F, BGB75R, BGB135R, BGB65G, BGB85G, BGB105G, BGA120G, BGA140G, BGB75F, BGB95F, BGB120F and V under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas-fired warm air furnace for domestic installation.

Description

The BGAF series furnaces are gravity warm air furnaces. The cabinet is of die formed steel with a baked enamel finish.

The burner is of cast iron, circular in shape with radial arms, the burner has multiple ports, individually drilled. The manifold section consists of the main and pilot valve, automatic gas valve, automatic safety pilot and automatic pressure regulator.

The furnace is also provided with an overheat protectostat and a draft diverter.

Inspection and Test

A Berger furnace was inspected and tested by Asst. Engr. J. A. Darts Committee on Test at Keansburg, New Jersey. The appliance operated as designed and the controls functioned as required.

The furnace has been approved by the American Gas Association under Certificate Numbers 4-750.311, 4-750-20.001, 4-750-24.00, 4-750-22.011, 4-(1158.0 & .01).001, 4-1158.201, 4-1221.101, 4-1221.201, 4-1221.001, 4-1158.111, 4-1221.301 and 4-1221.401.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Berger Gas-Fired Warm Air Furnace, Models BGA140F, BGA160F, BGB75R, BGB135R, BGB65G, BGB85G, BGB105G, BGA120G, BGA140G, BGB75F, BGB95F, BGB120F and V for use in New York City in places other than garages and/or places of explosive atmospheres when installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code on condition that the furnace bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 667-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman

JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

12-55-SA

APPLICANT—The Uni-Mac Company, owner (Fowler Equipment Co., Agent).

SUBJECT—Application January 10, 1955—Uni-Mac Twin Washer, Model #202, approval of.

APPEARANCES—

For Applicant: James E. Cox.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 12-55-SA

Subject: Uni-Mac Twin Washer, Model 202.

The Uni-Mac Company, Ft. Lauderdale, Florida filed January 10, 1955 an application with the Board of Standards and Appeals for approval of the Uni-Mac Twin Washer, Model 202 under the provisions of the Submerged Inlet Rules of the Board.

MINUTES

Purpose

The appliance is a semi automatic clothes washing machine.

Description

The washer is a semi automatic machine consisting of three compartments; two of which contain agitators for washing and the other an extractor for rinsing and extracting operations. The capacity of the washing compartments is twelve pounds per compartment and the extractor has a capacity of 12 pounds. All compartments are of stainless steel.

The machine has a net weight of 450 pounds, is 60 inches long by 28 inches wide by 40½ inches high, the tubs are 36 inches from the floor.

The machine has three motors, two ⅓ HP motor in the washers and one ½ HP motor in the extractor.

The hot and cold water inlet are ¾" hose connections. The drain is 1". The appliance is also equipped with a 1" dump valve for the washer compartment and are of the plunger type, operated from the panel.

Inspection and Test

The appliance was examined by Asst. Engr. J. A. Darts Committee on Test. The applicant has submitted a letter in which he states that all installations shall be equipped with a check valve and approved vacuum breaker. In view of this statement, no back-siphonage test was conducted.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Uni-Mac Twin Washer, Model 202 for use in New York City on condition that when installed all installations shall be equipped with a check valve and approved vacuum breaker installed in accordance with the requirements of the Submerged Inlet Rules of the Board.

The Committee further recommends that connections to the waste line shall be in accordance with the following:

Maximum No. Per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop requirements:

Water line diameter 2½" to 4" slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provisions for this type of equipment in C26-1291.0 wherein the fixture equivalent can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 12-55-SA" and that all installations in batteries be submitted to the Department of Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman

JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

545-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application reopened February 15, 1956—re amendment to resolution as to additional model gas ranges—re Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 545-55-SA

Subject: Amendment to resolution as to additional model gas ranges.

Erich Loeb for Samuel Stamping and Enameling Company requested by letter dated January 4, 1956 that the resolution adopted December 13, 1955 under Cal. No. 545-55-SA to include additional models of gas ranges. The application was reopened by a vote of the Board February 15, 1956.

Description

There has been no change in the range or in the controls, the only change is in model designation.

Recommendation

The Committee on Test recommends that the resolution adopted December 13, 1955 under Cal. No. 545-55-SA be amended so as to include additional models of gas ranges so that the models recommended for approval including those models previously approved are as follows: Models 3636, 3636A, 3736, 3736A, 3536 and 3536A on condition that the requirements of the resolution adopted December 13, 1955 under Cal. No. 545-55-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 13, 1955 in accordance with the above report.

758-55-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application September 7, 1955—Gilbarco Gasoline Dispensing Pumps, Models CFP1D-1, CFP1D-3, CFP1D-13, CFP1D-22, CFP1D-23, CFP2D-7, CFP2D-13, CFP2D-22, CFP2D-23, and CFP2D-24, approval of.

APPEARANCES—

For Applicant: R. C. Beckman and William Keay

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Cal. 758-55-SA

Subject: Gilbarco Gasoline Dispensing Pumps, Models CFP1D-1, CFP1D-3, CFP1D-13, CFP1D-22, CFP1D-23, CFP2D-7, CFP2D-13, CFP2D-22, CFP2D-23 and CFP2D-24.

The Gilbert and Barker Mfg. Company filed September 7, 1955 an application with the Board of Standards and Appeals for approval of the Gilbarco Gasoline Dispensing Pumps, Series CFP1D and Series CFP2D under the provisions of C26-191.0 and C19-69.C, Administrative Code.

Purpose

Gasoline dispensing pumps designed for commercial vehicle use.

Description

Model CFP1D-1 Basic Model. This model has a $\frac{1}{3}$ HP explosion proof motor which drives a positive type of rotary pump at 600 RPM to raise the gasoline from the storage tank and to impose a pressure of just less than 20 pounds per square inch for proper metering.

Between the pump unit and the meter is placed an air separator and sump which separates any air or vapor that may enter with the product. The air separator also provides room for expansion of the liquid in the system due to temperature rise. The meter is a four piston positive displacement type.

A pressure regulating valve is incorporated between the meter and visible discharge assembly to maintain the liquid under a slight pressure at all time thus preventing vaporization while the pump is idle. Also incorporated into the pressure regulating valve is a small pressure relief valve to prevent excessive pressure in the hose due to hot weather.

The pump has a roller type register with a $\frac{1}{10}$ gallon wheel and will register up to 9999 $\frac{9}{10}$ gallons. The register also has a 1,000,000 gallon totalizer. The flow is controlled at the nozzle, and the pump has a maximum rate of flow of 15 gallons per minute. An external standard $\frac{3}{4}$ inch hose extends from the discharge outlet connection 12 ft. to the nozzle tip. The nozzle valve control is designed to be held open manually whenever fuel is dispensed.

The motor is turned on and off by means of a handle on the outside of the dispensing pump. The handle operates a rod which is directly connected to a switch in the motor. The operating handle and switch rod assembly is also interlocked with a special mechanism so that after a delivery has been made and the handle is turned to the off position a second delivery cannot be made until the register numerals have been reset at zero.

Model CFP1D-3. This model is identical in outward appearance and is equipped with the same components as the model CFP1D-1. It differs only in that it has an accumulative ticket printer and register and is designed for bus and truck terminal installation.

Model CFP1D-13. This model is identical in outward appearance and is equipped with the same components as the model CFP1D-1. It differs only in that it has a zero start ticket printer and register and is designed for bus and truck terminal installation.

Model CFP1D-22. This model is identical in outward appearance and is equipped with the same components as the model CFP1D-1. It differs in that it has a zero start ticket printer and register. The special interlock mechanism has been incorporated and the pump therefore is designed for both bus and truck terminal installation and for installations to dispense to the public.

Model CFP1D-23. This model is identical in outward appearance and is equipped with the same components as the Model CFP1D-1. It differs only in that it has a register only. The special interlock mechanism has been incorporated and the pump therefore is designed for both bus and truck terminal installations and for installations to dispense to the public.

Model CFP2D Basic Model. This model is identical both in outward appearance and interior construction as the model

CFP1D-1 basic model, except that a $\frac{3}{4}$ HP motor is used instead of a $\frac{1}{3}$ HP motor and the pump speed is 850 RPM instead of 600 RPM. The CFP2D-7 is equipped with an external standard 1 inch hose which extends from the outlet connection 12 ft. to the nozzle tip. The rate of flow at the nozzle is 20 to 22 gallons per minute. Nozzle control is manual as in the case of the CFP1D-1.

Model CFP2D-13 is identical in outward appearance in interior construction as the model CFP2D-7. It differs only in that it has a zero start ticket printer and register and is designed for bus and truck terminal installations.

Model CFP2D-14 is identical in outward appearance and interior construction as to the model CFP2D-7. It differs only in that it has an accumulative ticket printer and register and is designed for bus and truck terminal installations.

Model CFP2D-22 is identical in outward appearance and interior construction as the model CFP2D-7. It differs in that it has a zero start ticket printer and register. The special interlock mechanism has been incorporated and the pump therefore is designed for both bus and truck terminal installations and for installations to dispense to the public.

Model CFP2D-23 is identical in outward appearance and interior construction as the model CFP2D-7. It differs in that it has an accumulative ticket printer and register. The special interlock mechanism has been incorporated and the pump therefore is designed for both bus and truck terminal installations and for installations to dispense to the public.

Model CFP2D-24 is identical in outward appearance and interior construction as the model CFP2D-7. It differs in that it has a register only. The special interlock mechanism has been incorporated and the pump therefore is designed for both bus and truck terminal installations and for installations to dispense to the public.

Inspection and Test

These pumping units were examined at the premises of the applicant, by Asst. Engr. G. F. Sklenarik, Committee on Test. Present were Wm. Keay, and other representatives of the applicant. The units operated as designed. All of the above pumping units comply with Underwriter's Laboratories requirements and are listed under File MH1941.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Gilbarco Gasoline Dispensing Pumps, Models CFP1D-1, CFP1D-3, CFP1D-13, CFP1D-22, CFP1D-23, CFP2D-7, CFP2D-13, CFP2D-22, CFP2D-23 and CFP2D-24 for use in New York City under the provisions of C19-69.C Administrative Code on condition that all electrical work will comply with the Electrical Code of The City of New York and that each unit bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 758-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

845-55-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application October 19, 1955—Gilbarco Remote Control Gasoline Dispensing Pump Units, Models RCP-1, RCP-2, RCP-3 and RCP-400, approval of.

APPEARANCES—

For Applicant: R. C. Beckman and William Keay.

MINUTES

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 845-55-SA

SUBJECT: Gilbarco Remote Control Gasoline Dispensing
Pump Units, Models RCP1, RCP2, RCP3 and
RCP400.

Gilbert and Barker Mfg. Company, filed October 19, 1955 an application with the Board of Standards and Appeals for approval of the Gilbarco Remote Control Gasoline Dispensing Pumps, Units, Models RCP1, RCP2, RCP3, and RCP400 under the provisions of C26-101.0 and C19-69.c Administrative Code.

Purpose

Remote controlled pumps for dispensing gasoline.

Description

The Model RCP1 is equipped with a $\frac{1}{3}$ HP explosion-proof motor and pump unit and is designed for use with one or two remote control dispensers.

The RCP1 pump is equipped with a built-in air separator which removes automatically any air or vapor that may be present so that only solid product passes into the pressure lines feeding the dispensers. A vent line running from the top of the air separator to within 4 to 6 inches from the bottom of the storage tank vents the air or vapor while also providing means of expansion relief.

At installation, a check valve and pressure relief by pass valve are used in the discharge line. The pressure relief valve should be adjustable (25-50 psi) to relieve expansion pressure that may be built up between the check valve and the dispenser at the station island. The pressure is relieved to the air separator back to the tank through the air separator vent line. A check valve is installed in the suction line above the tank to maintain prime at the pump unit.

An electric switch interlocked with the operating handle of the dispenser at the station island, stops and starts the RCP1 pump unit. The dispenser measures meters and computes the delivery of product to the consumer.

The function of the RCP1 unit is to push product under pressure to the dispenser at the island and to separate any air or vapor before the product enters the pressure line.

The model RCP2 is designed to supply not more than three remote control dispensers. The RCP2 pump unit contains the same basic components as the RCP1 with the exception that the pump unit is operated at 850 RPM and powered by a dual voltage explosion-proof $\frac{3}{4}$ HP continuous duty motor. Air separation and installation of the equipment are identical to that for the RCP1 remote control system.

The model RCP3 is in effect two separate RCP2 units within a single housing. It is designed primarily to deliver two grades of product with not more than 3 dispensers for each product. In other ways it is identical in respect to the components and air separation to the model RCP2 unit.

The model RCP400 is a high capacity twin remote pump unit designed for serving a single product. The unit operates a zoned system. Six or more island dispensers can be connected to the manifolded discharge of this pump with half of the island dispensers wired to operate each side of the twin pump.

It is similar in outward appearance to the model RCP3. It is equipped with two pumping units operated at 800 RPM and powered by two dual voltage explosion proof $\frac{3}{4}$ HP motors. The suction side of each pumping unit has a $1\frac{1}{2}$ " opening. The product from each pumping unit enters indi-

vidual air separators. The discharge side of each air separator is joined in a common manifold within the pump housing. A single 2" discharge line leaves the manifold, terminating with a 2" union at the base level. Each inlet side of the manifold has a check valve with built in relief. The incorporation of these valves eliminates the necessity of a check valve with pressure relief device between the RCP4 and the dispensers at the island to keep the pressure line full. Air discharge vent tubes from the air separators are joined in a valve block. This valve block has two ball check valves (one for each air separator) and a common air return tube.

As in the other models the pumps in the RCP-400 are operated remotely from the island dispensers.

Inspection and Test

These pumping units were examined at the premises of the applicant, by Asst. Engr. G. F. Sklenarik, Committee on Test. Present were Wm. Keay, and other representatives of the applicant. The units operated as designed. All four models and their components comply with the requirements of the Underwriter's Laboratories and are listed; File MH 174.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gilbarco Remote Control Gasoline Dispensing Pump Units, Models RCP1, RCP2, RCP3 and RCP400 for use in New York City under the provisions of C19-69.C Administrative Code on condition that all electrical work will comply with the Electrical Code of the City of New York and that each unit bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 845-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

881-55-SA

APPLICANT—Hoyt Manufacturing Corp., owner.
SUBJECT—Application October 21, 1955—Dryerette, Jr.
(gas-fired laundry dryer), approval of.

APPEARANCES—

For Applicant: Philip Griminger.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 881-55-SA

Subject: Dryerette Jr. (laundry dryer).

Hoyt Mfg. Corp., Westport, Mass. filed October 21, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as the Dryerette, Jr. (laundry dryer) under the provisions of Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is used for drying laundry, using gas heat as the drying medium.

MINUTES

Description

The appliance is a down draft, open end, and door loading once through type and of a type that does not recirculate the heated air. Incoming air, however, is preheated before passing over heat exchanger. The control and safety equipment consists of the following:

The burner is fabricated from 1½" black-iron pipe of the drilled port type, plug welded at one end and threaded at the other end for make-up to the gas controls. A McKee atmospheric injector and mixer is used with the pipe burner.

The appliance is equipped with both a Besoid Automatic gas valve which provides a 100% gas shut-off and in addition there is a manually operated gas cock in the main gas line between the automatic gas valve and the mixer and another in the pilot-burner supply line between the pilot burner and the automatic gas valve.

Heating temperature control; this control shuts off main gas burner when a pre-determined temperature is reached.

Door limit switch, this switch is in the control circuit and automatically shuts-off tumbler and gas burner when the door is open.

The rating of the appliance is 55,000 BTU per hour.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts Committee on Test and it was noted that the appliance was basically the same as the Hoyt Tumbler, Model GFD except that the present model is a smaller unit.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Dryerette, Jr. (laundry dryer) for use in New York City under C26-191.0 Administrative Building Code, when installed in accordance with this report and the requirements of Article 12 Sub-Article 1 of the Administrative Building Code on condition that each unit bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 881-55-SA" and further that all orifices and ports shall be arranged for use with whatever kind of illuminating gas used; and further provided that this appliance shall not be used for drying or tumbling clothes which have been taken from an appliance having a flammable cleaning fluid.

(Sgd.) HARRIS H. MURDOCK,
Chairman

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

989-55-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application November 9, 1955—Gilbarco Dual Gasoline Dispensing Pump, Model 104D, approval of.

APPEARANCES—

For Applicant: R. C. Beckman and William Keay.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 989-55-SA

Subject: Gilbarco Dual Gasoline Dispensing Pump, Model 104D and Gilbarco Dual Remote Control Gasoline Dispenser, Model 104DRC.

The Gilbert and Barker Mfg. Co., West Springfield, Mass., owner-manufacturer filed November 9, 1955 an application with the Board of Standards and Appeals for approval of the Gilbarco Dual Gasoline Dispensing Pump, Model 104D and the Gilbarco Dual Remote Control Gasoline Dispenser, Model 104DRC under the provisions of C26-191.0 and C19-69.C Administrative Code.

Purpose

Gasoline dispensing units for garage and service station use.

Description

The model 104D dual dispenser is two complete separate dispensers in one housing. It is equipped with two motors, two combination pump unit air separators, two air separator sumps, two meters, two computers with built-in interlocks and two single visagage sight glasses one on each opposite side.

Each of the dispensers within the model 104D housing is an electrically driven metering pump with a computer type of registering mechanism. Two 1/3 HP explosion proof, electric motors drive two positive displacement type rotary pumps to raise gasoline from the storage tank and furnish pressure just under 20 pounds per sq. inch for proper metering. The motors are turned on and off separately by means of a control lever device on each side of the dispensing unit. Each control lever operates a rod which is directly connected to a switch in each motor. The control lever is also interlocked with the computer.

The pump unit air separators separate any air or vapor which may be admitted to the system through a leaky suction line or through improper manipulation. The air separator also has the function of providing room for expansion of the liquid in the system due to temperature rise. The meter used is a four piston positive displacement type.

A valve is incorporated between the meter and visible discharge indicator assembly to maintain the liquid under a slight positive pressure at all times to prevent vaporization while the unit is standing idle. Vapor formation at this point would cause false measurement in hot weather.

Flow rates are controlled at the nozzle and maximum rate of flow is 15 gallons per minute. The nozzle control valve cannot be locked in an open position.

The Model 104D dual dispenser is equipped with two external hoses which are connected directly to each visagage outlet located on opposite sides of the pump housing panels. Each hose extends from the visagage outlet 13 ft. to the tip of the nozzle spout.

The model 104DRC is a dual dispenser, similar in outward appearance to the model 104D except that it is built for remote control operation and the two motors, two pumps, two air separators and sumps are removed. Air separation takes place at the remote pumping unit which would be used to pump product to the model 104DRC.

Delivery of product to the hose nozzles is accomplished by means of levers on both sides of the dispenser which are used to start and stop the remote pump unit motor. The levers are also connected to feed line valves operated by rods which open and close the valves in sequence with the start and stop of the remote pump motor. The feed line valves are equipped with a built in relief device which prevents excessive pressure in the visagage, meter and hose as may be caused by expansion of gasoline during hot weather. The feed line valves also prevent pressure in the hose of other dispensers connected to the same supply line which are not in operation at the time.

The dispenser is also equipped with combination strainer-check valves with built-in reliefs set at 35 psi to prevent

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excessive pressure in the system. These valves are located at the line connections at the base of the dispenser.

In the model 104DRC hose length has been increased to a total length of 15 ft.

Inspection and Test

These dispensers were inspected and tested at the plant of the applicant and were found to operate satisfactorily as designed. Present were Asst. Engr. G. F. Sklenarik, Committee on Test, Mr. Wm. Keay and others representing the Gilbert and Barker Mfg. Company.

The Models 104D and 104DRC are listed by Underwriter's Laboratories under file MH 1941.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Gilbarco Dual Gasoline Dispensers, Models 104D and 104DRC for use in New York City under the provisions of C26-191.O and C19-69.C Administrative Code provided all electrical work will conform to the Electrical Code of the City of New York and further that each dispenser will bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 989-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

81-27-S—Vol. II

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Davidson, for Milton Kimmelman, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—48-56 West 48th street, south side, 408 ft. west of 5th avenue, Block 1263, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: David I. Shivitz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 17, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 17, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted for a term of five years from the date of this *amended* resolution; otherwise the resolution above cited shall be complied with; and that a new certificate of occupancy shall be obtained" (Alt. 1842/49).

275-49-A

APPLICANT—Gerta Friedlander, for Richard Scheuer and Gerta Friedlander, co-partners, d/b/a Lafayette Gardens Nursing Home Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent—relating to construction and egress, reopened May 22, 1956 to consider amendment as to omission of boiler room partition.

PREMISES AFFECTED—447 Clinton avenue, east side, 151 ft. north of Gates avenue and 438 Waverly avenue, west side, 15 ft. north of Gates avenue, Block 1961, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Renato H. Sobotka.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 27, 1956, on Alt. Applic. 3310/55, reads:

"2. Proposed omission of boiler room partition not in conformity with Resolution of Bd. of Stds. & Appeals, Cal. #275-49-A."

and

WHEREAS, the applicant states that by its resolution adopted June 7, 1949, the Board permitted an existing boiler room to be divided into a boiler and storage room; that the storage room was never built; that an amendment was filed showing the existing condition and the decision of the Borough Superintendent dated April 27, 1956, was issued thereon; and

WHEREAS, the applicant contends that since the storage room was not necessary, the owner would prefer not to build it; that the boiler room is not being used for any other purpose and is completely enclosed in brick walls; the ceiling is fire-retarded; the sprinkler is installed in the rear of the boiler room where the storage room was intended to be constructed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1949, only so far as it refers to the boiler room by adding thereto:

"that the partitions proposed and required to be constructed to separate the boiler room in the cellar from the storage room may be omitted as now proposed and as shown on revised plans marked 'Received June 22, 1956' (one sheet), *on condition* that there shall be no storage of materials in such enlarged room; that such room shall be used only as a boiler room as proposed; and that in all other respects the requirements of the resolution as adopted by the Board on June 7, 1949, shall be complied with.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11½ in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: George A. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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THE RESOLUTION

WHEREAS, the decision of the Borough Superintendent dated November 30, 1954, on Alt. App. 626/52 reads:

"1. Stairway must continue to roof as per section 270 of the labor law.

2. Capacity of stairway is inadequate as per section 278 of the labor law."

and
WHEREAS, the applicant states the building is 2 stories, 28 ft. in height, 100 ft. front by 99 ft. 11¼ in. in depth, of Class 3 construction, erected May, 1922, now located on a lot 100 ft. front by 112 ft. 11¼ in. and 116 ft. 9¾ in. in depth, in a business use, B area, Class 1½ height district; used and occupied since 1952; 1st floor—store, 30 persons; 2nd floor—factory—30 persons. Proposed to be used and occupied the same except factory to have occupancy of 100 persons. The building is provided with two 3 ft. 8 in. wide interior stairs of iron construction, brick enclosed, equipped with fireproof, self-closing doors, leading direct to street and equipped with ladder and scuttle to roof. There is one fire escape at the rear extending to roof and yard by stair with egress through adjoining building; window and door openings on course thereof are not fireproof, self-closing; and

WHEREAS, Violation C-407 was issued March 10, 1953, for changing the occupancy after alteration from storage to factory employing more than 30 persons without a certificate of occupancy; and

WHEREAS, Certificate of Occupancy #512 issued May 13, 1922, against N.B. App. 1786/21, permits the use of the building as store and light manufacturing with a 120 lb. liveload and 30 persons on each floor; and

WHEREAS, the applicant states the building is now used as store on the 1st floor and factory on the 2nd floor. It is proposed to increase the occupancy of the factory on the 2nd floor from 30 to 100 person. The second floor is now used as an apparel manufacturer; and

WHEREAS, the applicant contends as to Objection 1, that a variance is requested to omit the continuance of the stairway to the roof, as the building is only two stories in height and is provided with two interior brick-enclosed stairs running direct to street, with no opening on the 1st story; and

WHEREAS, the applicant contends as to objection 2, that an occupancy of 100 persons is requested and there exist three means of egress, two interior stairs and one rear stairway with a large rear platform and stair; and

WHEREAS, the applicant states that a computation of the capacity of the exits is as follows:

	South Stair	North Stair	Rear Stair
Stair	28	28	28
Over 10' height ..	2	2	2
Bottom landing ..	4 (20 sq. ft.)	3 (16 sq. ft.)	
Top landing	2 (12.6 ")	2 (11.8 ")	10 (50 sq. ft.)
Total	26 persons	35 persons	40 persons

Note: Area of Rear Stair landing taken from North Door; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the Board hereby *make a variation* of the Labor Law as cited in the decision of the Borough Superintendent, dated November 30, 1954, acting on Alt. App. 626/52, Objection 1, and that the appeal be and it hereby *granted on condition* that the stairs in all other respects shall comply with all laws, rules and regulations applicable thereto, as indicated on plans filed with this appeal, marked "Received December 10, 1954", (2 sheets), "December 21, 1955", (1 sheet), and "June 12, 1956", (1 sheet), *on condition* that the hallways shall be enlarged as shown on such plan marked "Received June 12, 1956" to accomodate the occupancy proposed and *on the further condition* that the chute now maintained in the northerly stairway from 2nd floor to

street shall be entirely removed and there shall be no hindrance of any kind installed in such stairway for any purpose that will prevent the full use of the stairway for exit purposes; that the required handrail shall be put in good condition; that the building shall not be increased in height or area; that the existing fire escape at rear may be continued without credit therefor as to occupancy, provided the means of exit from such fire escape stairway to adjoining property which leads to the street is furnished; and *withdrawn* as to Objection 2, to comply.

779-55-A

APPLICANT—Louis Lieberman, for Temple Petach Tikvah, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1459-1465 Lincoln place and 249-253 Rochester avenue, northwest corner, Block 1386, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 15, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1955 only so far as it refers to the doors leading from the auditorium on the first floor to the Rabbi's room and to the rear stairway and to permit such existing doors to be retained in place of fireproof doors as required by the resolution, as passed on by the Borough Superintendent under Alt. App. 334/55, objection dated July 6, 1955, and as shown on revised plans marked "Received July 9, 1956", (one sheet), *on condition* that such doors are three inch solid oak doors and are made selfclosing; that such doors shall be faced on the inside with 3/16 in. asbestos and 26 gauge metal; and that in all other respects the resolution adopted by the Board on November 15, 1955, shall be complied with.

428-55-A—Vol. II

APPLICANT—Joseph Lau, for East End Temple, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal and decision—re Appeal from a decision of the borough superintendent; previously denied.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and Noah N. Sherman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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432-55-A

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application for consideration—reopening as to consider change in egress—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened subject to the regular procedure to consider change of egress.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

811-54-A

APPLICANT—A. H. Salkowitz, for Marion and James C. Price, owners.

SUBJECT—Application October 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42-17 Hampton street, north side, 145 ft. east of Elmhurst avenue, Block 1556, Lot 49, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Pete Gray.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

828-54-A

APPLICANT—Irving J. Goldsmith, for Ethel Pheffer, owner.

SUBJECT—Application November 1, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—447 East 167th street, north side, 69 ft. east of Park avenue, Block 2389, Lot 59, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue (Block 1098, Lots 15, 18 and 48), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph M. Trainor and Francis Meehan.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection by committee of Board and decision; hearing closed.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for applicant to file new plans and for decision; hearing previously closed.

619-55-A

APPLICANT—Raymond Irrera, for Long Island City Savings and Loan Association, owner.

SUBJECT—Application July 22, 1955—Appeal from a decision of the borough superintendent—re connecting frame building to brick building.

PREMISES AFFECTED—37-08 to 37-10 Broadway, south side, 50 ft. east of 37th street, Block 655, Lots 36 and 37, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection by committee of the Board and decision; hearing closed.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner, storage of combustible mixture (Luperco ATC and Lupersol DDM.).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Sucher and Lee Schoen.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection by committee of Board and decision; hearing closed.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty, owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

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231-56-A

APPLICANT—Horn and Weinstock, for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Nathan Cooperstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for applicant to file new plan, showing the stairway to 2nd floor and for possible inspection by committee of the Board and for decision; hearing closed.

375-56-A

APPLICANT—William R. Shirley, for First Unitarian Church of Flushing, owner.

SUBJECT—Application May 21, 1956—Appeal from a decision of the borough superintendent, re frame building—public use.

PREMISES AFFECTED—147-06 Ash avenue, south side, 100 ft. east of 149th street, Block 5378, Lot 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: William R. Shirley and Lloyd W. Weed.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

125-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R.M.H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7e, 7f, 7h, 7i of the zoning resolution, permitting in a manufacturing retail and residence use district, the proposed change from garage for more than five cars and motor vehicle repair shop to garage for more than five motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and free parking for employees and patrons only).

PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 34d avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 29, 1955, on certain conditions; and *Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that permits have been obtained and work is nearing com-

pletion, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution" (Alt. App. 25/55).

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Joseph B. Simon and Co. present owner, Julia McCarthy, former owner. (Esso Standard Oil Company, lessee).

SUBJECT—Application for consideration—reopening as to rescind resolution adopted June 5, 1956 and amendment of resolution of June 7, 1955,—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs and office and the parking of cars awaiting service (previously denied by the Board under Section 21).

PREMISES AFFECTED—222-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10, (tentative), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution rescinded and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 7, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 5, 1956; and

WHEREAS, the applicant requested to rescind the resolution of June 5, 1956 and an amendment of the resolution of June 7, 1955; and

WHEREAS, the resolution adopted by the Board of Standards and Appeals on June 5, 1956 is not required in view of the fact that a certificate of occupancy was issued by the Department of Buildings on June 6, 1956.

Resolved, that the resolution adopted by the Board on June 5, 1956, be and it hereby is *rescinded*; and further

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955 to note a change of ownership to Joseph B. Simon and Company, present owner; Julia A. McCarthy, former owner; and to amend as to additional tanks and pumps so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased to twelve such approved 550 gallon tanks and that there may be one additional low type gasoline dispensing pump, as indicated on revised plans marked 'Received June 14, 1956. (one sheet)', as passed on by the Borough Superintendent under Misc. App. 962/55 under date of July 2, 1956."

1093-39-BZ—Vol. II

APPLICANT—Lockwood Greene Engineers, Inc., for News Syndicate Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use, B area district, the extension in area of second floor to rear lot line, without the required rear yard (previously granted by the board an extension in height of rear yard extension, not conforming to B area requirements, Lots 16-18).

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PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18, and 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: F. A. Schmitt, D. G. Radway and R. A. Ahlstrom.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2737/54)

595-44-BZ—Vol. II

APPLICANT—Paul Friedman, for Penthouse Buildings, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7d and 7e of the zoning resolution, permitting in a residence use district, the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctor's offices, commercial offices, two dwelling units and restaurant (cabaret, no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 12, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 24, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work is well along toward completion, that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 538/43)

365-46-BZ

APPLICANT—Morris Rothstein and Son, for Cord Meyer Development Co., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution adopted July 23, 1946—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use D area district, the extension of existing building using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Arnold Rothstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 20, 1955; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1946, as thereafter amended by resolutions adopted through September 20, 1955 so as to permit the construction of the building to proceed in accordance with plans marked "Received June 27, 1956," (2 sheets), and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (Alt. App. 1567/44.)

94-47-BZ—Vol. II

APPLICANT—Peggy Cooney, for Barb Operating Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment as to minor change—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory building for salesroom, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956 only

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so far as to a request for minor changes and two additional gasoline storage tanks by adding thereto:

"that the minor changes in the arrangement of the gasoline service station and two additional 550 gallon approved storage tanks may be permitted as indicated on revised plans marked 'Received June 20, 1956,' (one sheet), as passed on by the Borough Superintendent under Alt. App. 1029/55 on condition that in all other respects the resolution above cited shall be complied with."

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owners.

SUBJECT—Application for consideration—reopening as to amendment as to additional pump—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office and permitting the parking and storage of cars waiting service.

PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 11, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 11, 1955 by adding thereto:

"that in the event the owner desires to install one additional pump on each of two pump islands as shown on revised plans marked 'Received June 16, 1956,' (one sheet), and as passed on by the Borough Superintendent under N.B. App. 996/55, Objection dated July 5, 1956, such additional pumps may be permitted on condition that in all other respects the resolution above cited shall be complied with."

353-51-BZ

APPLICANT—Ingram S. Carner, for Simon Weir, New owner; Estates Station Corp., former owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in the residence use portion of a lot located in a residence and retail use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—179-21 to 179-27 Hillside avenue, north side, 263.7 ft. west of Midland parkway, Block 9937, Lot 56, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 31, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 31, 1951 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months with the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 2548/50.)

5-53-BZ

APPLICANT—Peggy Cooney, for Barb Operating Corp. owner.

SUBJECT—Application for consideration—reopening as to amendment as to three additional tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and lubricatorium.

PREMISES AFFECTED—2890 Wetchester avenue, south side, from Roberts to Pilgrim avenues, Block 4162, Lot 70, Borough of The Bronx.

APPEARANCES—

For Applicant: E. H. Snackenberg.

For administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 9, 1953, as thereafter amended by resolutions adopted through December 15, 1953, only so far as it refers to additional tanks, so that as amended this portion of the resolution shall read:

"that there may be three additional 550 gallon approved gasoline storage tanks to make a total of seven such tanks, as shown on revised plans marked 'Received June 27, 1956,' (one sheet), and as passed on by the Borough Superintendent under Misc. App. 356/56 under date of June 21, 1956; that in all other respects the requirements of the resolution above cited shall be complied with."

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

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SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the re-location of gasoline pumps on unbuilt upon portion of plot, and the re-location of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official, formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and work is ready to start, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 527/53)

908-54-BZ

APPLICANT—Robert Gottlieb, for Vincenzo Paladino and Dorothy Brezcia, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution permitting in the business use district portion of plot, the parking of motor vehicles, to be used as a reservoir for cars waiting to be washed or serviced, on existing gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office, located in unrestricted use district portion of plot.

PREMISES AFFECTED—606-616 Nereid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 10, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 10, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that the work has been substantially completed and that additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this *amended* resolution.” (Alt. App. 983/54.)

14-55-BZ

APPLICANT—Paul Friedman, for David Lloyd Bensley, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution permitting in a restricted retail use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 1540/54.)

258-55-BZ

APPLICANT—Charles M. Splinder, for Louis Kantor, owner.

SUBJECT—Application for consideration as to amendment as to revised plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, for a term of 20 years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office and permitting the parking and storage of more than five motor vehicles and unbuilt upon portion of plot.

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PREMISES AFFECTED—417 Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, time extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution and extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 19, 1955, by adding thereto:

"that in the event the owner desires to change the location of the accessory building so that such building shall be located approximately 75 ft. from the north lot line and approximately 50 ft. back from the building line such change in location may be permitted provided that in all other respects the resolution above cited shall be complied with as now shown on revised plans showing such change of location marked 'Received July 19, 1956, (one sheet)'; and to amend the resolution as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:"

"that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution from the date of this amended resolution." (N.B. App. 408/55.)

810-26-BZ—Vol. III

APPLICANT—H. M. Karson, for Donald L. Young, Sec. Duncan-Church Co., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider amendment as to extension and term, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c and 21 of the zoning resolution, permitting in a residence and business use D area district, the extension of an existing business building, to occupy more than the permitted area.

PREMISES AFFECTED—2376-2390 McDonald avenue, west of 33-49 Village road south, Block 7146, Lots 49 and 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: K. M. Karson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider extension.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance expired March 27, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Kosofsky.

For administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing on September 18, 1956, waiving all requirements except the filing of a new decision of the borough superintendent and a copy of a certificate of occupancy in effect March 26, 1956, and to permit two publications as notice in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

233-47-BZ—Vol. IV

APPLICANT—Ervin Palmer, for City of N. Y. Department of Public Works, owner (Mascolo Brothers, lessee).

SUBJECT—Application for consideration—reopening as Vol. IV to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 7f of the zoning resolution, permitting in a retail and business use district, the addition of a gasoline service station, lubricatorium and office to existing parking lot for more than five motor vehicles (previously granted by the Board, a non-storage garage for more than five motor vehicles and the parking and storage of more than five motor vehicles and the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—215-227 Delancey street (north), southeast corner of Pitt street, Block 337, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. IV subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

754-53-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution as to additional pumps and tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only) car washing (non-automatic) office, storage and sale of auto accessories and parking of cars waiting to be serviced, all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Request for amendment as to additional pumps and tanks withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 5:45 P.M.

Joseph J. Doyle, Chief Clerk.

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*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on February 15, 1956, as they appeared in Bulletin No. 8, Vol. 41, are hereby corrected to read as follows:

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution to permit in a business use district, the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent D. Luongo.

For Oppositiion: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 14, 1953 subject to regular procedure, to consider reconstruction and extension of use; and

WHEREAS, a public hearing was held on this application on January 17, 1956 after due notice by publication in the Bulletin; laid over to February 7, 1956, for inspection and decision; hearing closed; then to February 15, 1956, for applicant to file revised plans showing pumps back 15 ft. from building line and curb cut at southerly end separate from lumber yard curb cut; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and New Utrecht avenue are in a business use, C area, class 1 height district; 84th street is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 31, 1954 acting on N.B. Applic. 613-53, reads:

"1. Proposed retail gas selling station, lubritorium, office & sales, car repairs & parking and washing of cars, within a business district, is contrary to Art. 2 Sect. 4a.29 & Art. 2 Sec 4a-46 of the Zone Resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 227 ft. 5¼ in. frontage by 148 ft. 5 in. by 95 ft. 5¾ in. in depth, triangular, on which is located a gasoline service station of brick construction, one story, class 3, consisting of office, open hydraulic lift for lubrication and frame storage sheds adjacent to the office, and three gas pumps and three 550 gallon storage tanks; that it is proposed to demolish the present office and sheds and to build a new class 3, one story office which will include the sale of auto accessories, a new lubritorium, auto laundry and automobile repair shop; and

WHEREAS, the applicant further states that the existing certificate of occupancy No. 57492 dated 1929 was issued for gas station and office in conjunction with the station, together with 5 Mugler auto pits and three 550 gallon buried tanks in connection with an application filed and a variance granted by the Board under Cal. No. 9-28-BZ and approved under N.B. Applic. 23624-29; that original permit No. 304177 was issued by the fire department on August 26, 1929 and at the present time the gas station operates under permit No. 134756 issued May 29, 1952; and

WHEREAS, the applicant states that the property at the present time is in a business use, C area, 1 times height district, and that no zoning amendment is pending; and

WHEREAS, the applicant contends that the extension of the nonconforming use as proposed will not encroach into the residential area but will be confined within the boundaries of the existing gas station and that the erection of the new building will in no way be detrimental to the district but will safeguard, maintain and improve the character of the district; that in view of the fact that the present office is inadequate in size and that all work must be done outdoors, the enlarged buildings will permit all work to be done indoors in the new buildings and improve the facilities for the rendering of better and more efficient and quiet service, in addition to improving the surrounding area with a modern gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since October 25, 1948; that the assessed valuation of land is \$13,000 and of the building \$4,000 making a total of \$17,000; that the building was erected in 1929; and

WHEREAS, Section 7c of the zoning resolution is not applicable; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted to permit the re-arrangement of the existing gasoline service station.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1929 to permit the reconstruction and re-arrangement of the gasoline service station as proposed and as indicated on plans filed with this application marked, "Received August 28, 1953" (5 sheets), "January 9, 1956" (one sheet) and "February 9, 1956" (one sheet) *on condition* that all buildings and uses now not proposed to be retained shall be removed; that the buildings shall be erected and the plot rearranged as indicated on revised plans marked, "Received February 9, 1956"; that the buildings for the uses as proposed shall be in compliance with the Building Code and shall be *faced with* face brick; that the pumps shall be of a low approved type and relocated so as to be not nearer than 15 ft. to the street building line of New Utrecht Avenue; that curb cuts shall be as shown, namely, one 20 ft. curb cut toward the north, one center cut 30 ft. 6 in. in width, and one curb cut toward the south 10 ft. in width, as shown, together with the existing curb cut toward the south 31 ft. in width, where shown; that the premises where not occupied by the proposed buildings and pumps shall be paved with concrete or bituminous pavement; that the number of gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that the sidewalk and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that along the rear lot line where walls of existing or proposed buildings do not occur there shall be constructed a masonry wall, as proposed, to a height of not less than 5 ft. 6 in.; that there shall be no cellar or boiler room or other excavation under the accessory building; that under Section 7i there may be repairing within the accessory building with hand tools only for adjustment; that there may be parking of cars awaiting service provided such parking does not interfere with the serving of the station; that there may be a post standard at either end of the premises, where indicated, each for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that all roof signs and temporary signs are prohibited and that signs shall be restricted to a permanent sign attached to the facade of the proposed accessory building and the illuminated globes of the pumps and to the brand sign herein permitted; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all Fire Department permits in force to date shall be paid to date; and that all permits required and all work shall be completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—The words "constructed of" deleted and the words "*faced with*" inserted therefor, as indicated in italics in the resolution.

MINUTES

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on July 7, 1953, as they appeared in Bulletin No. 38, Vol. 28, are hereby corrected to read as follows:

178-53-BZ

APPLICANT—Kitzler and Nurick, for Beekerman Realty Corp., owner.

SUBJECT—Application March 12, 1953 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the extension of use and area of existing gasoline service station, to include the existing storage, sale and display of more than five motor vehicles and motor vehicle repair shop, and to include lubritorium, auto laundry (non-automatic) and office.

PREMISES AFFECTED—584-594 Liberty avenue and 299-309 Barbey street, southeast corner (Block 3981, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 23, 1953 after due notice by publication in the Bulletin; laid over to July 7, 1953, for inspection and decision without further argument; applicant to submit information re lawfully permitted use of all parts of the premises including a portion 20 feet in width adjoining the portion on which gasoline station was permitted; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Liberty avenue are in a business use, C area, class 1 height district; Barbey street is in business and unrestricted use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1953, acting on Alt. Applic. 331-53, reads:

"1. Extension of use of existing gasoline station, office, motor vehicle repair shop & parking storage, display & sale of more than 5 motor vehicles to include greasing and auto laundry in a business use district is in violation of Art. 2 P. 4(a) Subds. 15, 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a gasoline service station with an office, an open lift and grease pit and a building used for motor vehicle repair shop (old lot No. 10), a storage shed and office (old lot No. 11) and the parking, storage and display of more than five motor vehicles (old lots 12 and 13); that it is proposed to consolidate these properties and uses and to modernize the existing office building; that it is further proposed to build an extension for a lubritorium and auto laundry, so as to provide up-to-date facilities for carrying on the business; that it is also proposed to relocate the pumps and install four new gasoline tanks, and to continue the use of the repair shop for motor vehicle repairs; and

WHEREAS, the applicant contends that on December 9, 1926 plans were approved for a gas station and office, salesroom, grease pits and for the erection of a garage located on lot 10 at the southeast corner of Liberty avenue and Barbey street, for which certificates of occupancy No. 43951 and

43952 were issued; that on February 26, 1946 lot 11 was purchased and on May 20, 1948 lots 12 and 13 were purchased, and certificate of occupancy 122608 was issued for the parking, storage and sale and display of more than five motor vehicles, and certificate of occupancy 111978 was issued for the use of the premises as a motor vehicle repair shop; that conditions on this street have not changed since the original gas station was erected; that Barbey street, north and south, is occupied by dwellings, garages and factories; that Liberty avenue also has not changed since this gas station was erected; that there is a gas station directly opposite the subject site, on Liberty avenue; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision c, to permit extension in area of the legally existing gasoline station on lot #10, so as to include lot #11, 12 and 13, for the uses as proposed and as indicated on plans filed with this application marked "Received March 12, 1953," 7 sheets, *on condition* that the premises shall be rearranged as indicated on revised plan showing proposed conditions; that all existing pumps shall be removed and relocated so that no pumps shall be nearer than 10 ft. to the street building line of Liberty avenue; that existing curb cuts as shown may be continued, provided proper permits have been obtained therefor; that the extension of the accessory building to contain laundry and greasing rack may be constructed as proposed and as indicated on plans showing proposed arrangement and design; that all existing signs shall be removed and signs shall be limited to a sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that within the intersection, there shall be a block of concrete not less than 12" in height and extending for a distance of approximately 5' from the intersection; that such block may be segmental in shape; that the balance of the premises were not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that the number of gasoline storage tanks shall not exceed nine 550 gallon tanks; that on lot 13 of the premises there may be under section 7e, the parking *and storage* of motor vehicles and the sale and display of motor vehicles; that signs in connection therewith shall comply with the requirements therefor; that there shall be erected on the interior lot lines, where walls of buildings on adjoining lots do not occur, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of section 22A of the zoning resolution.

*Correction—In relation to the use of motor vehicles on the premises, such portion reading "parking of motor vehicles awaiting service" corrected to read "parking *and storage* of motor vehicles and the sale" etc. as indicated in italics.

MINUTES

* CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on June 5, 1956, as they appeared in Bulletin No. 24, Vol. 41, are hereby corrected to read as follows:

793-55-BZ

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed use of vacant land for parking lot for more than 5 motor vehicles and boats.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: William Cohn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach Channel drive and Beach 60th street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 29, 1955 acting on Alt. Applic. 1844-55 reads:

"1. Proposed use of vacant land in a Residence Use District for an open parking lot for more than 5 motor vehicles and boats is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 109.26 ft. frontage by 228.35 ft. in depth, irregular, now vacant; that it is proposed to use the premises for the open parking and storage of motor vehicles and boats; and

WHEREAS, the applicant states that the property was zoned underdetermined use from July 25, 1916 until December 28, 1939, when it was changed to a residence use district; and

WHEREAS, the applicant contends that James Cappell, owner of lot 130, operates the boat yard at the foot of Beach 60th street and his son, Louis Cappell, owner of lot 140, operates the gasoline service station across the street at the northeast corner of Beach Channel drive and Beach 60th street; that it is their intention to operate this parking lot jointly for the patrons of the boat yard and for cars and trucks waiting to be serviced at the gasoline station; that the need for off-street parking is particularly acute during the summer resort season; that the Cappell Boat yard, one

of the largest in the Rockaways, will soon lose to the City, for the new Edgemere housing project their property on Beach 59th street, lots 96 and 102 in block 482; that they have used this property for parking for boat patrons' cars for over 30 years; that the proposed site will replace this lost property; and

WHEREAS, the applicant states that the Chamber of Commerce of the Rockaways, which is greatly concerned with the private boating activities in Rockaway, is in receipt of a letter from the department of parks recommending that the Cappell boat yard relocate its facilities nearby when the City takes its existing facilities; and

WHEREAS, the applicant states that the present owners have held title to lot 130 since January 29, 1953 and to lot 140 since November 12, 1954 and that the assessed valuation of land is \$3,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles as shown on plans filed with this application marked "Received October 6, 1955", 3 sheets *on condition* that all structures and uses on the premises shall be removed and the site leveled substantially to the grade of Beach Channel drive and Beach 60th street, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings therein except one to Beach 60th street, toward the north, not over 15 ft. in width with curb cut opposite of similar width and two curb cuts to Beach Channel Drive; that all such openings in the fence shall be fitted with gates which shall be kept closed when the parking lot is not in operation; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the parking and storage use, rates charged and such other information required by the Commissioner of Licenses; that such sign shall not extend beyond the building line or be illuminated; that during the term of this variance, the 5 feet along Beach 60th street proposed to be taken for widening may be included in the premises as long as no building is erected on that portion; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that in all other respects the occupancy shall comply with all laws, rules and regulations applicable thereto other than as amended this day by resolution adopted under Cal. 794-55-A; *that storage of boats may also be permitted, as referred to under Objection 1* and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

* Correction—Permission for the storage of boats, inserted in the resolution, as indicated in italics.

PUBLIC HEARING

PROPOSED AMENDMENTS OF OIL BURNER RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on

Friday morning, September 14, 1956 at 10 A.M., in Room 1013, Municipal Building, Manhattan, on Proposed Amendments of Oil Burner Rules.

Matter in *italics* is new; matter in brackets [] old matter to be deleted. Only such rules as are proposed to be amended are published.

PUBLIC HEARING

OIL BURNER RULES (217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth *outside of buildings*, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes[.] *under same requirements as for Commercial Installations.*

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in *current Commercial Standard [CS12-38] published by the U. S. Department of Commerce*, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{	Range Oil
{	No. 1 Fuel Oil
	No. 2 " "
	No. 4 " "
	No. 5 " "
	No. 6 " "

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts and *electrical controls* suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

- 6.1 Inside of Buildings, Above Ground.
6.1.2 Storage tanks having a capacity of more than

two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4") of *masonry* [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions], with weep holes along the bottom one inch in diameter not more than 3 ft. apart. *The masonry walls of a structure may be used as part of the protection.*

[Each storage tank] *Storage tanks* may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen (15") greater on all sides than the outside dimensions of the storage [tank] tanks. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank[.] *or to the ceiling where the ceiling is less than two feet (2') above the top of the tank.* A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the *largest tank[;] installed*, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

6.3 Outside of Buildings, Below Ground.

- 6.3.3 All buried storage tanks [larger than two hundred and seventy-five (275) gallons,] prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks of a capacity greater than 275 gallons located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon.....	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more.....	100,000 "

- 6.4.1.1 *Two hundred and seventy-five (275) gallon tanks shall be located so as not to interfere with or obstruct any means of egress.*

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6.4.3 All above ground storage tanks [larger than two hundred and seventy-five (275) gallons], prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. *All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.*

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no *buried* tank shall be placed within twenty feet (20') [of any wall,] *from the outside line of the subway wall*, [separating a building from the subway,] and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. *Where an above ground tank within a building is located within the outer lines of the subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2. Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief *or pressure regulating valve in the piping system* to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connection shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*

7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.*

7.3 Vent Pipes.

7.3.4 Vent pipes shall be provided with an *approved* weatherproof hood *having a free area of not less than the pipe size area* and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe

terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

Rule 7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') [of] *from any building opening [or] and five feet (5') from any subway grating*, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter [.] *and no fill pipe for #6 oil shall be less than three inches (3") in diameter. The fill pipe terminal shall be located within three feet (3') of the curb, unless otherwise required by the Highway Department or the Transit Authority. Where there are facilities for the delivery tank truck to drive onto the premises, the fill pipe terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.*

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal [.] *or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. *No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, [Plants], Plans, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate of license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner [and] *which shall [provide for] include the location of the building in which the installation [is to be] has been made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.*

10.1.3 No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *the installer has furnished an affidavit that the installation*

PUBLIC HEARING

complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article [11] 12 of the [Administrative] Building Code, except that [in high pressure mercantile and industrial plants] several units may be connected to a *common* [boiler room stack] chimney.

12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed[.], *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.*

12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time[.]. [and on all installations in one and two family dwellings on approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

Rule 14. Fire Protection.

14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be [firmly anchored to the floor,] set level and firmly anchored. The floor beneath [the] stoves or any such heating devices shall be protected by a shield of 1/2" asbestos or equivalent extending at least twelve inches (12") beyond the projected area of

such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

14.7 Near each boiler, [or] furnace *or suspended* [of a] fuel oil-burning unit there shall be [kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.] *immediately available one (1) approved hand fire extinguisher of not less than two quart capacity suitable for oil fires or two (2) rounded bottom pails filled with sand.*

Rule 15. Instruction Cards and Certificate of Fitness.

15.2 *Except as provided in Rule 15.2.1 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

15.2.1 *The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Fire Commissioner for the installation of such oil burning equipment.*

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
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NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

52.05
NEW
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 30

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

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Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

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DOCKET

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486-56-SM—Groutwall (grouted masonry block units), manufactured by Groutwall Corp., Material.

487-56-SA—Temco Radiant Vented Circulator Room Type Gas Heater, Models 304-4, 454-4, 604-4 and 754-4, manufactured by Masda Corp., distributors for Temco Inc., Appliance.

488-56-SA—Temco Circulator Room Type Gas Heater, Models 705-1, 142-4, 202-4, 302-4, 452-4 and 602-4, manufactured by Masda Corp., distributors for Temco Inc., Appliance.

489-56-SA—Gula Infrarapid Varnishing Machine (electric), manufactured by R. Billhoefer Maschinenfabrik, Appliance

490-56-A—B.B.—13-17 Forrest street, north side, 122 ft. 5 in. east of Bushwick avenue, Block 3141, part of Lot 1, Borough of Brooklyn, Alt. 1597-47—re openings, 5th and 6th floors.

491-56-A—B.B.—8510 18th avenue, west side, 60 ft. 25/8 in. south of 85th street, Block 6343, Lot 48, Borough of Brooklyn, Alt. 1996-56—re extension of business use in frame building, doors, cellar, ceilings, etc.

492-56-BZ—B.Bx.—3400-3408 Baychester avenue and 2001-2021 Tillotson avenue, northeast corner and 3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx, N.B. 1181-56 re erection and maintenance of gasoline service station, minor repairs, office and sales, car washing—retail and residence use districts.

493-56-BZ—B.B.—2301-2311 Bath avenue and 8767-8775 23rd avenue, southeast corner, Block 6873, Lot 6, Borough of Brooklyn, N.B. 1177-56 re erection and maintenance of gasoline service station, storage, car wash, storage and auto repairs, etc., parking and storage, show windows and sign on 23rd avenue within 75 ft. of residence use district—business use district.

494-56-BZ—B.Bx.—1190 Prospect avenue and 835 East 167th street, northeast corner and 1137-1141 Stebbins avenue, Block 2693, Lot 1, Borough of The Bronx, N.B. 839-56 re erection and maintenance of gasoline service station, lubricatorium, minor repairs, etc., and parking and storage—business use district.

495-56-A—B.M.—756-770 Broadway and 133 East 8th street, northeast corner, entire block bounded by Broadway, 4th avenue, East 8th and East 9th streets, Block 554, Lots 1 and 9, Borough of Manhattan, Misc. 453-56 re sprinkler system.

496-56-A—B.M.—477-483 10th avenue and 508 West 37th street, southwest corner, Block 708, Lot 37, Borough of

Manhattan, Alt. 729-56 re change in use to factory—Class 3 building re exits, swing doors, stair recess, exit signs, live load, etc.

497-56-BZ—B.M.—294-296 East 3rd Street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan, Alt. 718-56 re parking and storage of motor vehicles—residence use district.

498-56-BZ—B.Bx.—2121-2135 Matthews avenue and 815-823 Lydig avenue, northeast corner, Block 4322, Lots 1, 4, 64 and 66, Borough of The Bronx, Alt. 608-56 re parking and storage more than 5 cars with attendant's shelter—local retail and residence use district.

499-56-SM—USS Ambridge Standard Steel Joists, manufactured by United States Steel Corp., American Bridge Division, Material.

500-56-SM—Vari-Post (telescopic Jack Post), Models 16, 22, 29, 46, 79 and 84, manufactured by Gabriel Steel Co., Material.

501-56-A—B.B.—1236-1286 Atlantic avenue, south side, 80 ft. west of Nostrand avenue, Block 1200, Lots 21, 33 and 41, Borough of Brooklyn, Alt. 1287-56—re proposed openings for conveyors.

502-56-A—B.M.—147 Wooster street, west side, 190 ft. south of West Houston street, Block 515, Lot 30, Borough of Manhattan, Alt. 1639-55 re egress.

503-56-A—B.Q.—26-03, 26-11 and 26-17 Bell boulevard, northeast corner of 27th avenue and southeast corner of 26th avenue and 214-11 27th avenue, north side, 92.99 ft. east of Bell boulevard, Block 6002, Lots 1, 7, 59 and 62, Bayside, Borough of Queens, N.B. 1235 to 1238-56 incl. re interpretation of decision of borough superintendent re proposed use contrary to zoning resolution.

504-56-SM—Hufcor Laminated Folding Door (folding partitions, room dividers, etc.), manufactured by Hough Manufacturing Corp., Material.

505-56-SM—A-M Metal Acoustical Tile, Sizes 12 x 24, 12 x 36 and 18 x 36, manufactured by Acoustics Manufacturing Corp., Material.

506-56-SM—Duroc (exterior and interior wall surfacing for fireproof buildings), manufactured by Polydure Corp., Material.

507-56-SM—The Wakon Ceiling (suspended luminous ceilings), manufactured by The Wakefield Company, Material.

508-56-SA—Remington Conditioning Convectors (air conditioning), types H and L, various models, manufactured by Remington Corp., Appliance.

509-56-SM—Koveron (wall covering), manufactured by Koveron Corporation, Material.

CALENDAR

510-56-A—B.Q.—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lot 336, Maspeth, Borough of Queens, Misc. 143-56 re sprinkler system.

511-56-SA—Viking Superior Gas Burner, Model PB, size 30, 40, 50, 60, 75, manufactured by Viking Superior Corp., Appliance.

512-56-SM—Gold Bond Perlite Plaster Aggregate, manufactured by National Gypsum Company, Material.

513-56-BZ—B.Bx.—Lacombe avenue and Castle Hill avenue, southwest corner, Block 3510, Lot 34, Borough of The Bronx, N.B. 735-55 re gasoline service station, accessories, lubritorium, car wash, etc., and parking and storage of more than five motor vehicles—residence use district.

514-56-A—B.M.—79-85 Crosby street, east side, 112 ft. north of Spring street, Block 496, Lots 1, 3 and 4, Borough of Manhattan, Alt. 310-56 re egress from all floors.

515-56-BZ—B.B.—1043-1051 Winthrop street and 177-187 East 93rd street, northeast corner, Block 4612, Lot 43, Borough of Brooklyn, N.B. 1176-56 re gasoline service station, lubritorium, car washing, storage store and minor auto repairs, with open space for parking and storage of motor vehicles, show windows and signs—local retail use district.

516-56-A—B.M.—4 East 54th street, south side, 125 ft. east of 5th avenue, Block 1289, Lot 67, Borough of Manhattan, Alt. 565-56 re commercial use of a 5 story Class 3 building, egress, etc.

517-56-BZ—B.Bx.—1071-1073 Hall place, west side, 174.9 ft. south of East 167th street, Block 2691, Lots 93 and 94, Borough of The Bronx, Alt. 431-56 re parking of more than 3 cars accessory to a two family dwelling—residence use district.

518-56-BZ—B.B.—3414-3416 Church avenue, south side, 60 ft. east of East 35th street, Block 4888, Lot 7, Borough of Brooklyn, Alt. 2127-54 re extension and enlargement of non-conforming uses, Furniture Store (retail sales), area coverage of 2nd floor excessive, etc.—retail and residence use district.

519-56-A—B.M.—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan, Alt. 742-56 re variation of Sections 171, 172 and 187 pursuant to Section 310 of the Multiple Dwelling Law re required height, bulk and required open spaces.

Restored to Docket

242-36-SA—Swirling Heat Oil Burner (reopened for report as to additional trade name re Diesel), manufactured by Swirling Oil Burner Manufacturing Corp., Appliance.

1144-40-SM—U. S. G. Acoustone Acoustical Tile (reopened for report as to amendment as to additional thickness), manufactured by United States Gypsum Company, Material.

891-51-SA—Mueller Climatrol Winter Air Conditioners, Models 217-110E, 217-150, 219-110E, 219-125, 253-110A, 253-350 and 228-110E (reopened for test and report as to additional models), manufactured by Mueller Climatrol Division of Worthington Corp., Appliance.

165-54-SA—Roddiss Composite (Chip Core) Fire Door with B Fire Classification (reopened for report and amendment as to larger size), manufactured by Roddis Plywood Corp., Material.

1105-48-SA—ABC Oil Burner, Model 52A (reopened for report as to marketing under additional trade name—Crane Line, Models 4466, 4467 and 4468), manufactured by Automatic Burner Corp., Appliance.

360-50-SA—ABC Oil Burner, Model 55A (reopened for report as to marketing under additional trade name—Crane Line, Model 5114), manufactured by Automatic Burner Corp., Appliance.

690-45-SA—Atomic Oil Burner, Models 1G, 2G, 3G, 4G and 5G (reopened for report as to change in Model numbers), manufactured by Selectrol Engineering Co., Appliance.

52-56-SA—Acme Refrigerator-Range (gas-fired), Models RG5-F and RGS4-AF (reopened for report as to additional model-RO-5G), manufactured by Acme National Refrigeration Co., Inc., Appliance.

719-53-SM—Redo 7327-4042 BCO Grain (flameproofed fabric), (reopened for test and report as to additional use of fabric), manufactured by Goodall-Sanford, Inc., Material.

100-47-BZ—Vol. II—BQ—11 East 67th Street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan, Amd. to Alt. 745-45, re area occupied excessive, —to consider new proposal.

91-55-BZ—BB—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn, Alt. 3388-54—to consider revision of plan re garage for more than five motor vehicles, reconstruction of existing gasoline service station, repairs, parking of cars awaiting service, residence and business use districts.

612-45-BZ—Vol. V—BQ—94-15 to 9423 Northern boulevard 32-45 to 32-61 Junction boulevard, northeast corner and 32-44 to 32-60 95th street, Block 1424, Lot 33, Jackson Heights, Borough of Queens, Alt. 2778-55—to consider alteration and change of use re storage of parts, dead storage of cars, office, gasoline and service station, parking, etc. business and retail use districts.

698-52-BZ—BBx—1940 Bruckner boulevard, south side, 347 ft. east of White Plains road, Block 3677, Lot 62 Borough of The Bronx, Amd. to Alt. 688-52—extension of time—expired November 4, 1954—re change in occupancy and extension of existing dwelling to restaurant and refreshment stand—residence district.

CALENDAR

472-48-BZ—Vol. II—BM—378 East 9th street, south side, 193 ft. west of Avenue D, Block 378, Lot 26, Borough of Manhattan, Alt. 720-56—re new proposal—re parking and storage of motor vehicles—residence district.

339-33-BZ—Vol. III—BQ—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens, N.B. 1955-56—to rehear under section 7f—re erect on and maintenance of gasoline service station, lubritorium, car washing, parking, etc., business district.

2-52-BZ—B.B.—1221 Quentin road, north side, 19 ft. 9 5/8 in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn, Alt. 3881-51—extension of time—expired July 17, 1953 re extension on first floor using more than the area permitted—business use district.

267-49-BZ—Vol. II—B.B.—2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, Lot 26, Borough of Brooklyn, Alt. 1354-56 re parking lot partly in residence use and partly in business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules ...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ...	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.

	Last Publication
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JULY 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 29, 1956 to June 12, 1956, for applicant's presence at public hearing; then to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfoñd, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

Laid over from June 5, 1956, to June 12, 1956, at request of objector; application concurring; then to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.

CALENDAR

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.
SUBJECT—Application reopened February 21, 1956 as Vol.

II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

Laid over from June 12, 1956, to July 3, 1956, for applicant to file revised plans giving consideration to the grade of plot; date for inspection to be set; hearing closed; then to July 24, 1956, for inspection and decision.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant, Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be

taken for the widening of Conduit Boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall; then to June 19, 1956, for consideration and decision; then to July 3, 1956, for applicant to file adequate plan; hearing previously closed; then to July 24, 1956, for applicant to file revised plan in order to give sufficient room for proposed pumps; applicant to consult with the Board of Transportation for their approval before submitting such revised plans to the Board.

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the reconstruction and extension in area of existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under Cal. 683-29-BZ—Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.

PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection, further consideration and decision; and for applicant to file revised plans, eliminating ramp to second floor; hearing closed.

CALENDAR

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubricatorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of 2 buildings (not accessory to each other) on 1 lot.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot 1, St. Albans, Borough of Queens.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed extension in area of an existing parking lot, for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

Laid over from July 3, 1956 to July 24, 1956, for inspection if necessary and decision; hearing closed.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application November 7, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—113-46 to 113-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under sections 7a and 7i of

the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubricatorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubricatorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

Laid over from July 3, 1956 to July 24, 1956, for inspection and decision; hearing closed.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee: Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubricatorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A.M.; notices to be sent out in accordance with the regular procedure; then to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for further inspection by full membership of the Board and for further consideration and decision.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

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PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for investigation by the Board as to removal of Long Island Railroad station in this area, to be developed with a public market and a large parking space, and for decision.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners. **SUBJECT**—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for investigation by the Board as to removal of Long Island Railroad station in this area, to be developed with a public market and a large parking space, and for decision.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

Laid over from June 26, 1956 to July 10, 1956, at the request of attorney for objectors; no further requests for adjournment to be entertained; then to July 24, 1956, for inspection and decision; hearing closed.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from storage garage for more than 5 motor vehicles, lubritorium, motor vehicle repair shop, for motor vehicles dealt in by automobile agency, to warehouse, packaging, mailing and office.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

766-55-A

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application August 8, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—Application reopened April 3, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a car washing, storage, minor repairs, with hand tools only, gasoline service station, office, sales room, lubritorium, parking and storage of motor vehicles.

PREMISES AFFECTED—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Lucie Blaesius, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the conversion of an existing premises consisting of a carpenter shop, dwelling, 10 car metal garage, tire, battery and ignition service, to a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, parking and storage of cars.

PREMISES AFFECTED—2165-2175 Southern boulevard and 820 East 182 street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

Laid over from July 10, 1956, to July 24, 1956, for inspection and decision; hearing closed.

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949-55-BZ

APPLICANT—Herman E. Horwood, for H. J. B. Service, Inc., owner.

SUBJECT—Application December 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district a new curb cut, accessory to gasoline service station.

PREMISES AFFECTED—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx.

Laid over from July 10, 1956, to July 24, 1956, for inspection and decision; hearing closed.

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaubeux, for Eva Jocknowitz and DeKalb Properties, Inc., owners (Waldbaum, Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A, 6j and 21 of the zoning resolution, to permit in a building located partly within a business and residence use district a proposed market with provision for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft west of Sumner avenue and 353 Kosciuszko street, north side, 205 ft. 2½ in. west of Sumner avenue, Block 1782, Lots 27 and 51, Borough of Brooklyn.

Laid over from July 10, 1956, to July 24, 1956, for inspection and decision; hearing closed; applicant to correct application as to proper sections of the Zoning Resolution.

121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a building for the proposed use of locker and rest rooms for adjoining machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

403-54-BZ

APPLICANT—John F. Danko, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a retail and residence use district the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars, and the additional uses of auto laundry (non-automatic), and parking of motor vehicles awaiting service, with business entrance within 75 ft. of the residence use district.

PREMISES AFFECTED—30-51 81st street, northeast corner of 31st avenue, Block 1130, Lot 40, Jackson Heights, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

910-54-BZ

APPLICANT—Maxfield Blaubeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubricatorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

653-55-BZ

APPLICANT—Gabriel Nathan, for Peter Tessler, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a retail use district the construction of a public garage, gasoline service station and auto repair shop.

PREMISES AFFECTED—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

719-55-BZ

APPLICANT—Lama, Proskauer and Prober, or Isaac V. Cohen, owner.

SUBJECT—Application August 19, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1202-1224 Prospect avenue, east side, 180 ft. north of Stebbins avenue and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of The Bronx.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

831-55-BZ

APPLICANT—Burke, Green and Groh, for Edward J. Riesbeck and Dr. Andrew Presto, owners.

SUBJECT—Application October 20, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a drive in restaurant and free parking for patrons cars.

PREMISES AFFECTED—85-15 Astoria boulevard, northwest corner of 86th street, Block 1097, Lot 8, Jackson Heights, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

72-56-BZ

APPLICANT—Robert Gottlieb, for Milton Posmentier, owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of 15 motor vehicles of passenger car type for a term of 5 years.

PREMISES AFFECTED—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

253-56-BZ

APPLICANT—George B. Duckowney, for Edith Linnea Jacobson, owner.

SUBJECT—Application March 28, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the construction of a one story building to be occupied as retail stores.

PREMISES AFFECTED—160-02 to 160-10 Horace Harding expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

359-56-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for Sealantic Fund, Inc., owner of land (The Protestant Center—owner of building and lessee of land).

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SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area, class 1½ height district, the erection of an 18 story office building of class 1 construction, exceeding the permissive coverage and exceeding the permissive height limit.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

407-56-BZ

APPLICANT—Paul Friedman, for Richmond Hill Savings Bank and Joseph Boesch, owners (vendee under contract, Richmond Hill Savings Bank).

SUBJECT—Application June 4, 1956—re (decision of the borough superintendent) under section 7c and 21 of the zoning resolution, to permit in a residence use district the erection of an extension to an existing bank building located on the business use district portion of the plot and to permit in a C area district the coverage of a greater area of the lot than is permitted by Sec. 13(b) of the zoning resolution.

PREMISES AFFECTED—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9 (formerly Lots 9 and 12), Richmond Hill, Borough of Queens.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for applicant to file revised plans and new decision of the borough superintendent, omitting the proposed roof parking.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for further consideration; applicant notified.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the

erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for further consideration; applicant notified.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for further consideration; applicant notified.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for further consideration; applicant notified.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7e of the

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zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for further consideration; applicant notified.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.
SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

Laid over from June 19, 1956, to July 3, 1956, at request of the applicant; then to July 17, 1956, at request of attorney for the applicant.

for the applicant; then to July 24, 1956, for decision; hearing closed.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F. H. D. Corporation, owner (Par-Mar Motors, Inc., lessee).

SUBJECT—Application December 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business district the change of occupancy from storage garage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle repair shop, welding, painting and spraying in a building located partly within a business district.

PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

Laid over from July 10, 1956 to July 17, 1956, at request of objector, applicant concurring, then to July 24, 1956, for inspection and decision; hearing closed.

420-48-BZ—Vol. II

APPLICANT—Ervin Palmer, for Douglas Baker, owner (Ruby Harris, lessee).

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under

sections 7c and 7h of the zoning resolution, to permit in a residence use district the proposed change of use from a gasoline service station, auto washing, lubritorium, office, accessory sales, storage of auto accessories and parking lot for more than 5 motor vehicles; 2 new curb cuts in residence zone for business use, is contrary to Art. II, Sec. 3 of Zoning Resolution.

PREMISES AFFECTED—53-01 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner, Block 377, Lots 58, 62, 64 and 66, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, applicant to file revised plans as to fences and curb cuts and for inspection and decision; hearing closed.

436-49-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 12, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station, accessory building and parking and storage lot covered by certificate of occupancy #124829 together with conjunctive uses of lubrication, car washing, and to include the additional uses of minor auto repairing with hand tools only and the sale of new and used cars.

PREMISES AFFECTED—1550 Bedford avenue, west side, from Eastern parkway to Union street, Block 1266, Lot 36, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

41-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for B. A. Nicholson, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and retail use district, the proposed use of more than 5% of the total floor area in that portion of the building which is located in the retail district, and more than 25% of the total floor area of the building, in that portion of the building located in the business use district, for manufacturing purposes.

PREMISES AFFECTED—3598-3600 Jerome avenue, east side, 35.08 ft. north of East 213th street, Block 3329, Lots 85 and 92, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; and for applicant to file revised plans, blocking up present opening from the building to the present gasoline station under same ownership, and to provide for off street loading; also to submit a new decision as to such changes from the borough superintendent; hearing closed.

556-55-BZ

APPLICANT—Fred C. Dahlem, for Louis J. Sonderlich, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2875-2877 Briggs avenue, west side, 182.96 ft. south of East 199th street, Block 3302, Lot 50, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, minor

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auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th avenue and 48-01 to 48-11 60th street, southerly corner and 60-01 to 60-17 Connecting highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

16-56-BZ

APPLICANT—Samuel Rosenblum, for Estate of Leo Schlesinger (Gustave M. Minton, Jr., owner of ground) for 637 Avenue Corp., lessee of ground and owner of building under long term lease.

SUBJECT—Application January 12, 1956—re (decision of the borough superintendent) under section 19A of the zoning resolution, to permit in restricted retail use district, B Area 2 time height district, the erection of a 19 story fireproof office building with no warehousing and no loading or unloading of merchandise, eliminating the required loading berth.

PREMISES AFFECTED—633-643 Madison avenue and 31-39 East 59th street, northeast corner, Block 1374, Lot 21, Borough of Manhattan.

Laid over from July 17, 1956 to July 24, 1956, for inspection if necessary and decision; hearing closed.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

191-56-BZ

APPLICANT—Victor E. Block, for Aaron Garston, owner.

SUBJECT—Application March 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of an existing 2 car garage (contrary to C. O. 1411-50) and proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—1707-1711 Montgomery avenue, west side, 98.66 ft. north of West 176th street, Block 2877, Lots 477 and 479, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

236-56-BZ

APPLICANT—Albert Melniker, for Hanco Realty and Finance Corp., owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, hand tools only, sale of accessories and parking for more than 5 motor vehicles.

PREMISES AFFECTED—455 Forest avenue and 489 Hoyt avenue, northeast corner, Block 135, Lot 1, West New Brighton, Borough of Richmond.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

262-56-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the proposed erection and maintenance of a telephone exchange, including accessory parking on unbuilt upon portion of plot.

PREMISES AFFECTED—5180 Amboy road, south side, 201.58 ft. east of Ruggles street, Block 6511, Lot 111, Annadale, Borough of Richmond.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

267-56-BZ

APPLICANT—Rochelle Ricca, owner.

SUBJECT—Application April 10, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a one family dwelling, without required side yards, without required parking space, and located in rear yard.

PREMISES AFFECTED—221-2 110th avenue, south side, 271.79 ft. west of 223rd street, Block 11203, Lot 22, Queens Village, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application April 20, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles.

PREMISES AFFECTED—405-517 McDonald avenue, east side, 300 ft. south of Albermarle road and 298-306 East 2nd street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

42-56-BZ

APPLICANT—Paul Friedman, for Carmine A. Ventiera and Anne Reimer, as Executors of the Estate of Catherine J. Haubt, owner.

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SUBJECT—Application January 23, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto washing (non-automatic) office, storage and sales of auto accessories, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

86-56-BZ

APPLICANT—Andrew DiCamillo, for Jean and Betty Sternbach, owners.

SUBJECT—Application February 7, 1956—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, proposed change of occupancy from store and storage to auto repair shop and parking of cars waiting to be serviced.

PREMISES AFFECTED—8818 4th avenue, west side, 40 ft. north of 89th street, Block 6062, Lot 40, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

102-56-BZ

APPLICANT—Robert Teichman, for 56th and Seventh Co., owner (David Cronheim and Sigmund Dorabusch, partners).

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7(e) of the zoning resolution, to permit in a business and restricted retail use district the erection and maintenance of a non-storage garage for more than 5 motor vehicles including roof parking.

PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue, Block 1028, Lot 38, Borough of Manhattan.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

179-55-A

APPLICANT—Sidney Daub, for Harriet Fybush, owner.

SUBJECT—Application February 28, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—93 Crosby street, east side, 195 ft. south of Prince street, Block 496, Lot 8, Borough of Manhattan.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Lupercos ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

619-55-A

APPLICANT—Raymond Irrera, for Long Island City Savings and Loan Association, owner.

SUBJECT—Application July 22, 1955—Appeal from a decision of the borough superintendent—re connecting frame building to brick building.

PREMISES AFFECTED—37-08 to 37-10 Broadway, south side, 50 ft. east of 37th street, Block 655, Lots 36 and 37, Long Island City, Borough of Queens.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

375-56-A

APPLICANT—William R. Shirley, for First Unitarian Church of Flushing, owner.

SUBJECT—Application May 21, 1956—Appeal from a decision of the borough superintendent—frame building—public use.

PREMISES AFFECTED—147-06 Ash avenue, south side, 100 ft. east of 149th street, Block 5378, Lot 26, Flushing, Borough of Queens.

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner.

SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent—re use of frame structure for school use.

PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

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724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

448-56-A

APPLICANT—Julius Eckmann, for Eldicon Corporation, owner.

SUBJECT—Application June 18, 1956—Appeal from a decision of the borough superintendent—re egress, etc.

PREMISES AFFECTED—9-15 Murray street, north side, 155 ft. 5¾ in. west of Broadway, Block 134, Lot 1, Borough of Manhattan.

637-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Midwood Manor Nursing Home, owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction and egress.

PREMISES AFFECTED—966-970 Ocean parkway, west side, 140 ft. north of Avenue J. Block 6518, Lots 59 and 61, Borough of Brooklyn.

483-49-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Gregory Majzlin, owner.

SUBJECT—Application reopened May 22, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re extension of nursing home.

PREMISES AFFECTED—1480-1490 New York avenue, northwest corner of Farragut road, Block 4996, Lot 1, Borough of Brooklyn.

495-56-A

APPLICANT—Robert Teichman, for Astor Holding Corp., owner.

SUBJECT—Application June 25, 1956—Appeal from a decision of the borough superintendent—re sprinkler system.

PREMISES AFFECTED—756-770 Broadway and 133 East 8th street, northeast corner, entire block bounded by Broadway, 4th avenue, East 8th and East 9th streets, Block 554, Lots 1 and 9, Borough of Manhattan.

496-56-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Davidson, for Tenth and 37th Corporation, owner.

SUBJECT—Application July 11, 1956—Appeal from a decision of the borough superintendent—re Class II building, factory use, re exits, doors, live load, etc.

PREMISES AFFECTED—477-483 10th avenue and 508 West 37th street, southwest corner, Block 708, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired November 4, 1954—re (decision of the borough superin-

tendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district the change in occupancy and extension of existing dwelling to a restaurant and refreshment stand for a term of five years.

PREMISES AFFECTED—1940 Bruckner boulevard, south side, 347 ft. east of White Plains road, Block 3677, Lot 62, Borough of The Bronx.

2-52-BZ

APPLICANT—Harry Soled, for Wilroth Realty Co., Inc., owner (Harry-Martin, Inc., lessee).

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired July 17, 1953—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business use, C area district, the extension on first floor using more than the area permitted.

PREMISES AFFECTED—1221 Quentin road, north side, 19 ft. 9½ in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn.

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubricatorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7960, Lots 65, 66 and 71, Borough of Brooklyn.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

753-41-BZ—Vol. II

APPLICANT—Julius S. Rapson, for John Scavone, d/b/a Paris Auto Body, owner.

SUBJECT—Application reopened February 27, 1951 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the extension of existing building to be used for auto body repairs, on existing gasoline service station, auto repair shop, ignition, battery and brake service.

PREMISES AFFECTED—185-21 Merrick boulevard, north side, 146.98 ft. east of Montauk street, Block 12711, Lot 18, Springfield Gardens, Borough of Queens.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east

CALENDAR

of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

558-52-BZ

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U. N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

810-54-BZ

APPLICANT—Louis Kurtz, for Curt Rahmsdorf, owner.

SUBJECT—Application October 26, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing one family dwelling, without the required set-back.

PREMISES AFFECTED—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only,

and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 11, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, September 11, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, September 14, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules, adoption of.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, September 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

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SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

357-54-BZ

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district the maintenance of a factory for woodworking, rental, working and manufacturing of electrical equipment, that does not front on a legal street.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. 4 3/4 in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

358-54-A

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—filed pursuant to Sec. 36, General City Law re proposed building does not front on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. 4 3/4 in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co. Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than 1/2 acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 302 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

CALENDAR

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.
PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 18, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.
SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner re refrigerating system.
PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 25, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

467-55-BZ

APPLICANT—John F. Fitzsimons, for Katie Zwirn, owner.
SUBJECT—Application June 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage, repair shop and dwelling, to garage, storage and roasting of nuts and dwelling.
PREMISES AFFECTED—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.
SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.
PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.
SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use

district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Esposito, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

71-56-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven, owner.

SUBJECT—Application January 31, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and residence use district, proposed parking lot for the parking and storage of more than 5 motor vehicles.

CALENDAR

PREMISES AFFECTED—89-07 to 89-15 (89-15 official)
162nd street, east side, 45.70 ft. south of 89th avenue,
Block 9761, Lots 36 and 39, Jamaica, Borough of Queens.

797-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application October 10, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed change in uses and extension of existing gasoline service station, repair shop, greasing room, office and boiler room to gasoline service station, lubricatorium, auto repairs, car washing, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1888 Ralph avenue and 5920-5930 Flatlands avenue, southwest corner, Block 7763, Lots 80, 83 and 86, Borough of Brooklyn.

268-55 BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 2 and part of Lot 32, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 17, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 26, 1956 and July 3, 1956, were approved as printed in the Bulletins of July 3, 1956 and July 10, 1956, Vol. 41, Nos. 27 and 28.

41-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for B. A. Nicholson, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and retail use district, the proposed use of more than 5% of the total floor area in that portion of the building which is located in the retail district, and more than 25% of the building located in the business use district, for manufacturing purposes.

PREMISES AFFECTED—3598-3600 Jerome avenue, east side, 35.08 ft. north of East 213th street, Block 3329, Lot 85, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Louis Gischner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; and for applicant to file revised plans, blocking up present opening from the building to the present gasoline station under same ownership, and to provide for off street loading; also to submit a new decision as to such changes from the borough superintendent; hearing closed.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus and Murray L. Watt.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for decision; hearing closed.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district, the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 340-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for applicant to file revised plans and new decision of the borough superintendent, omitting the proposed roof parking; hearing previously closed.

420-48-BZ—Vol. II

APPLICANT—Ervin Palmer, for Douglas Baker, owner (Ruby Harris, lessee).

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the proposed change of use from a gasoline service station, auto washing, lubricatorium, office, accessory uses, storage of auto accessories and parking lot for more than 5 motor vehicles; 2 new curb cuts in residence zone for business use is contrary to Art. II, Sect. 3 of Zoning Resolution.

MINUTES

PREMISES AFFECTED—53-01 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner, Block 377, Lots 58, 62, 64 and 66, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: Arthur Allen and C. J. Cammarata, for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M., applicant to file revised plans as to fences and curb cuts and for inspection and decision; hearing closed.

436-49-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 12, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, accessory building and parking and storage lot covered by certificate of occupancy #124829 together with conjunctive uses of lubrication, car washing, and to include the additional uses of minor auto repairing with hand tools only and the sale of new and used cars.

PREMISES AFFECTED—1550 Bedford avenue, west side, from Eastern parkway to Union street, Block 1266, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Myron Sulzberger, Jr., S. Bodian for Dept. of Parks and Harold Epstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William B. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—(decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street (Block 11323, Lot 1), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, at 10 A. M. for further consideration; applicant notified; hearing previously closed.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch and J. I. Isaacs.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for further consideration; applicant notified; hearing previously closed.

556-55-BZ

APPLICANT—Fred C. Dahlem, for Louis J. Sonderlich, owner.

SUBJECT—Application June 7, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2875-2877 Briggs avenue, west side, 182.96 ft. south of East 199th street, Block 3302, Lot 50, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Emil Sonderlich.

For Opposition: Rev. Felix Groveman, Peter Wilson, Harold J. Loughran, Mrs. Louis Green, H. S. Davis and Elizabeth Warde Reckert.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—(decision of the borough superintendent) under sections 7e and 7h to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th avenue, 48-01 to 48-11 60th street, southeast corner and 60-01 to 60-17 Connecting Highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Benjamin L. Levine.

For Opposition: Gerard Inierenberg, Nathan Weidenbaum, Frank R. De Paola, Eleanor Pysiewski, Alice Popp, Anthony Giordani, Raymond E. Carbine, Frank Smith, Joseph Habarta, Bertha Mack, Harry Heidenreich and David Minkin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filcmio, owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—(decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway, and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for further consideration; applicant notified; hearing previously closed.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street-proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for further consideration; applicant notified; hearing previously closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M.H.C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street,

northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Albert C. Schutta.

For Opposition: Armand Kolodny, Jack Stillman, John Marksteiner, Juliana Connolly, Robert W. Gruber, Gertrude Schultz, Sadie Buckley, Elvera R. Brown, Emma Gruber, Matilda Duddleston, Charlotte Bloom, Betty Marksteiner, Anna S. Hoben, Esther Sheinbaum, Mary Pesce, Robert Urbanowski and Rudolph Saam.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F.H.D. Corporation, owner (Par-Mar Motors, Inc., lessee).

SUBJECT—Application December 13, 1955—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business and residence district, the change of occupancy from storage garage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle, repair shop, welding, painting and spraying and accessory parking on the un-built upon portion of the lot.

PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 42 in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Jules M. Baron and James GiGlio.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubricatorium, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for further consideration; applicant notified; hearing previously closed.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Joseph C. Haus.
For Opposition: Stephen Oddo and Edward Smyth.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

1035-55-BZ

APPLICANT—Irving Kirschenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—(decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 13 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Kirchenbaum, Reuben A. Lazerus and Julian Roth.
For Opposition: John P. Fox, I. William Garfield and S. Bodian for City Construction Co-ordinator.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for decision; hearing closed.

16-56-BZ

APPLICANT—Samuel Rosenblum, for Estate of Leo Schlesinger (Gustave M. Minton, Jr., owner of ground) for 637 Madison Avenue Corp., lessee of ground and owner of building under long term lease.

SUBJECT—Application January 12, 1956—(decision of the borough superintendent) under section 19A of the zoning resolution, to permit in restricted retail use district, B area 2 time height district, the erection of a 19 story fireproof office building with no warehousing and no loading or unloading of merchandise, eliminating the required loading berth.

PREMISES AFFECTED—633-643 Madison avenue and 31-39 East 59th street, northeast corner, Block 1374, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and James L. Gerrie.
For Opposition: S. Bodian for City Construction Co-ordinator.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection if necessary and decision; hearing closed.

42-56-BZ

APPLICANT—Paul Friedman, for Carmine A. Ventiera and Anne Reimer, as Executors of the Estate of Catherine J. Haubt, owner.

SUBJECT—Application January 23, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station lubricatorium, minor repairs (hand tools only), auto washing (non-automatic), office, storage and sales of auto accessories, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

86-56-BZ

APPLICANT—Andrew DiCamillo, for Jean and Betty Sternbach, owners.

SUBJECT—Application February 7, 1956—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, proposed change of occupancy from store and storage to auto repair shop and parking of cars waiting to be serviced.
PREMISES AFFECTED—8818 4th avenue, west side, 40 ft. north of 89th street, Block 6062, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

102-56-BZ

APPLICANT—Robert Teichman, for 56th and 7th Company, owner (David Cronheim and Sigmund Dornbusch, partners).

SUBJECT—Application February 1, 1956—(decision of the borough superintendent) under section 7(e) of the zoning resolution, to permit in a business and restricted retail use district, the erection and maintenance of a non-storage garage for more than 5 motor vehicles including roof parking.

PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue, Block 1028, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman, Murry C. Becker and Eugene M. Seccia.
For Opposition: William M. Throop, J. P. Billhardt, William Bienstock and Martin J. Sand.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district, the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for further consideration; applicant notified; hearing previously closed.

MINUTES

191-56-BZ

APPLICANT—Victor E. Block, for Aaron Garston, owner.
SUBJECT—Application March 12, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of an existing 2 car garage (contrary to C. O. 1411-50) and proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—1707-1711 Montgomery avenue, west side, 98.66 ft. north of West 176th street, Block 2877, Lots 477 and 479, Borough of The Bronx.

APPEARANCES—

For Applicant: Victor E. Block and Fred Dahlem.

For Opposition: Irving I. Schreckinger, G. D. Collier, Mrs. May Cooper, Carmen Defendini, Josephine Hernandez, George F. Reilly, Charles Schneidman and George F. Reilly, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

236-56-BZ

APPLICANT—Albert Melniker, for Hanco Realty and Finance Corp., owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor motor vehicle repairs, hand tools only, sale of accessories and parking for more than 5 motor vehicles.

PREMISES AFFECTED—455 Forest Avenue and 489 Hoyt avenue, northeast corner, Block 135, Lot 1, West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: John A. Cosgrove and Dorothy I. Glover.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

262-56-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application April 9, 1956—(decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the proposed erection and maintenance of a telephone exchange, including accessory parking on unbuilt upon portion of plot.

PREMISES AFFECTED—5180 Amboy road, south side, 201.58 ft. east of Ruggles street, Block 6511, Lot 111, Annadale, Borough of Richmond.

APPEARANCES—

For Applicant: Edward B. Cadley, Joseph B. Klein and Charles M. Hanley.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

267-56-BZ

APPLICANT—Rochelle Ricca, owner.

SUBJECT—Application April 10, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a one family dwelling,

without required side yards, without required parking space, and located in rear yard.

PREMISES AFFECTED—221-22 110th avenue, south side, 271-79 ft. west of 223rd street, Block 11203, Lot 22, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Rochelle Ricca and Marie E. Krol.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application April 20, 1956—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald avenue east side, 300 ft. south of Albemarle road and 298-306 East 2nd street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish and N. Hilton Rosen.

For Opposition: Philip Rosenstock, Ida H. Starke, Natalie Castagnetta, Marie Casaretti, Edna Haber, Edward A. Casaretti, Henry Schultheis, Frank Barila, Antonio Piaone, Jerry Rosenfeld, Marion Ryan, Adolf Welber, Gertrude Rosenfeld, Joseph Abiaso and Katherine M. Thatcher.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Abraham Grossman, William Lipman and John McLaughlin.

For Opposition: John F. Fitzsimons, Alvin Stockman and Henry Muller, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn, by the applicant, in view of private covenant in the deed of subject site, restricting the use of same for residence use only.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

644-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Bonsam Realty Corp., owner (Norwood Garage, Inc., lessee).

SUBJECT—Application reopened May 8, 1956 as Vol. III—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and maintenance

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of an existing building for use as storage garage, gasoline station and office, and for lubrication, car washing and 6 additional gasoline storage tanks and under 7i minor motor vehicle repairs with hand tools and under 7h parking and storage of more than 5 cars.

PREMISES AFFECTED—1522-1528 Southern boulevard, northeast corner of East 172nd street, Block 2982, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 8, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 172nd street and Southern boulevard are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 8, 1956 acting on Alt. Applic. 227-56, reads:

"1. Proposed use of storage garage, gasoline service station, office, minor motor vehicle repairs with hand tools only, accessory car wash, lubrication and sale of used cars in a business use district is contrary to Art. II Sect. 4 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a one story storage garage and gasoline service station; that it is proposed to maintain the storage garage and gasoline service station, office and sales, lubrication, car washing, minor motor vehicle repairs, sale of used cars, parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that the present building is now being used as a storage garage, gasoline station and office; that the existing uses of said premises were established by the Board under Cal. No. 644-20-BZ and Cal. No. 534-22-A; that permits for 72 ft. of curb cuts on Southern boulevard were issued by the borough president under permit numbers 1166-21, 13686-34 and 14017-34; that it is proposed to demolish the projecting, open lubritorium, fill in the three pits and cover this area with a new concrete pavement; straighten the front wall and finish the facade to harmonize with the present masonry; that it also proposed to locate the lubritorium inside of the building and install two overhead doors to the lubritorium in front of the building, and to install six additional underground tanks, making a total of 13 tanks; that there will be no basic change in occupancy and no increase in area of the non-conforming use; that no part of any opening will be nearer than 20 ft. from the corner; that the wall on 172nd street will remain; that the lubritorium would be placed inside of the garage and the number of pits will be decreased from three to one and be mechanically vented; that all lubrication, car washing and minor motor vehicle repairs would be done indoors; and

WHEREAS, the applicant contends that under present conditions the lubritorium is never closed and the three grease pits are exposed and open to the public; that the depth of the lubritorium is only 16 ft., which is incompatible with present day service station design; that it is totally inadequate because it is too small to accommodate the late model automobiles; that the tight working conditions make operation awkward, inconvenient and unsafe; that the lubritorium would be properly closed by overhead doors and properly drained so as to keep the station and sidewalk clean at all

times and it would provide much better working conditions for the mechanics; that it is quite evident that since 1921 gas station operation has changed radically and one of the many reasons is the larger turning radius of the car; that the present station was designed as a one car station and therefore just one car at the pump blocks up the entire station; that the urgent need for the additional 16 ft. for driveway use is obvious and this additional space would be a major factor in reducing accidents and insure greater convenience and safety for the public; and

WHEREAS, the applicant requests a permanent variation under section 7i to permit minor motor vehicle repairs with hand tools only and that all work would be done on the inside of the building; that request is also made for a temporary variation under section 7h so as to permit the use of the premises for the parking and storage of more than five motor vehicles so that all required permits may be obtained and it is also requested that sale of used cars be included in the resolution so that required permits may be obtained; that it is further requested that the pump island be permitted to remain at its present location as granted by previous resolution of the Board; that the proposed reconstruction would improve the circulation through this rear aisle and make it more accessible and safer; that to narrow this rear aisle in any way would deprive the operator of its normal use; and

WHEREAS, the applicant states that the present owner has held title to the property since August 12, 1952; that the assessed valuation of land is \$23,000 and of the building \$24,000 making a total of \$47,000.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 16, 1920 as thereafter amended by resolution adopted October 2, 1934 by adding thereto:

"that in the event the owner desires to remove the open lubricating pits on the front of the premises and to construct a room within the garage with fireproof wall separating same from the balance of the garage for such lubricating use as shown on plans filed with this request for amendment marked 'Received March 19, 1956,' 3 sheets, and 'March 28, 1956,' 4 sheets, and to increase the number of 500 gallon approved gasoline storage tanks by five, such changes may be permitted on condition that the resolutions above cited shall be complied with where not inconsistent with this amended resolution; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution."

1197-23-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for 728 Southern Blvd. Corp., owner (Commodore Garage Corp., lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the reconstruction and maintenance of an existing building as a storage garage, stores, motor vehicle repairs, brake service and gasoline service station with customary accessory uses.

PREMISES AFFECTED—729 Bruckner boulevard, west side, 200 ft. south of East 156th street and 728 Southern boulevard, Block 2729, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

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THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 24, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and unrestricted use, B area, class 1½ height districts; Bruckner boulevard is in an unrestricted use, B area, class 1½ height district; Southern boulevard is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 20, 1956 acting on Alt. Applic. 201-56, reads:

"1. Proposed demolition of part of existing storage garage and change the use from storage garage, showroom and stores to storage garage, showroom, stores, gasoline service station, office and sales, accessory car washing, lubrication, the storage and parking of more than 5 motor vehicles, sale of used cars and motor vehicle repair shop on a lot which is partly in a business use district and partly in an unrestricted use district is contrary to Art. 2, Sec. 4a, items 29, 46 and 15 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 200 ft. in depth, irregular, on which is located a storage garage, showrooms and stores; that it is proposed to alter the building to storage garage, showrooms, stores, gasoline service station, office and sales, lubrication, car wash, minor motor vehicles repairs, sale of used cars, parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that the present building is now being used for a storage garage, motor vehicle repairs and brake testing, and stores; that it is proposed to demolish about 25% of the existing public garage facing Bruckner boulevard and reconstruct this part of the building for use as a one story masonry gasoline service station with lubrication, car wash and minor motor vehicle repairs with hand tools only; that the open area will be paved with concrete and properly drained, and engineered controlled lighting will be installed; that the facade will be finished in white enamel or selected face brick; that the building has been designed to provide modern rest rooms and only the latest modern safety equipment will be installed and the pit will be mechanically vented; that all lubrication, car washing and motor vehicle repairs will be done indoors; that the part of the building set aside for the gas station will lie entirely within the unrestricted zone and there will be no change in occupancy for the remaining portion of the building; that curb cut permits No. 3229-24 and No. 10006-30 for 44 ft. on Southern boulevard and No. 3230-24, No. 3231-24 and No. 11529-31 for 102 ft. on Bruckner boulevard were obtained; that the uses of adjoining premises are as follows: to the south—automatic laundry; to the west—Southern boulevard; that the Southern boulevard facade will remain unchanged but the motor vehicle repair shop and brake testing in the store will be relocated and moved to the interior of the garage; to the north—a storage garage; to the east—Bruckner boulevard; the New York, New Haven & Hartford freight yards, the future elevated highway; that all the properties 100 ft. east of Southern boulevard are in an unrestricted district; and

WHEREAS, the applicant contends that since the building was erected in 1924 there has been a tremendous expansion of auto traffic movement along Bruckner boulevard; that the building is 32 years old, outmoded and out of date; that today's customers are such that the average motorist dislikes driving into a garage for gas and this applies even more so to women drivers; that it is not only the inconvenience caused by the cluttered interiors but the attending safety factors created by backing out; that the present building is improperly arranged to take care of the demands made by this new volume of traffic and because this garage does not have these proper gas selling facilities, over 80% of

gasoline sales is lost; that the public demand for this service prompts the owner to rearrange and convert a part of the building facing Bruckner boulevard to a gas station which would contribute towards the general efficiency of the premises and be in keeping with the character of the neighborhood; that the granting of this application would permit the owner to make a reasonable use of the premises and enable him to earn a fair return on his investment without affecting anyone adversely; that a permanent variation is requested under section 7i so as to permit minor motor vehicle repairs with hand tools only, but all work will be done inside of the gas station, and to permit motor vehicle repairs and brake testing without acetylene welding inside of the garage, but limiting the area where such work shall be done to that part of the garage which lies entirely within the unrestricted use district; that the area in the garage set aside for motor vehicle repairs shall be no larger than the area of the store for which brake testing was granted by the Board by resolution of October 19, 1933; that a temporary variation is requested under section 7h so as to permit the use of the premises for parking and storage of more than five motor vehicles be included in the resolution so that all permits required may be obtained, and also the sale of used cars; that it is requested that the southerly pumps be permitted to remain as shown at 11 ft. from the building line so that the aisle between the building and the pump island, which is 10 ft., can be used; that this is the absolute minimum width for a safe driveway in gas station operation; that it is also requested that the northerly pumps in front of car wash may be permitted to remain as shown at 12 ft. from the building line so that cars backing out will have just enough room to turn out and swing out to avoid hitting the pump island; that the proposed modernization will result in a decided improvement in the general appearance of the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since August 12, 1947; that the assessed valuation of land is \$52,000 and of the building \$46,000 making a total of \$98,000; that the building was erected in 1924.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 17, 1925, as thereafter amended by resolutions adopted through December 15, 1933, by adding thereto:

"that in the event the owner desires to alter the building for the same use but to demolish the portion of the building in the unrestricted district along Bruckner Boulevard and to install a gasoline service area and other uses substantially as proposed and as indicated on plans filed with this application for amendment marked 'Received March 5, 1956', 2 sheets, and as later amended by revised plans marked 'Received March 19, 1956', 6 sheets, such changes may be permitted as shown on such plans *on condition* that in all other respects the building and occupancy shall comply with the requirements of all laws, rules and regulations applicable thereto and to the resolution above cited where not inconsistent with this amended resolution, and to permit the arrangement and uses as shown including motor vehicle repairing under Section 7i and sale of used cars; that the gasoline selling area where proposed and not built upon shall be paved with concrete; that the number of curb cuts to Bruckner Boulevard shall not exceed three curb cuts each 30 ft. in width, where shown, with no portion of any curb cut nearer than five feet to a side lot line as prolonged; that on the side lot lines where walls of adjoining buildings occur such walls shall be faced to a height of not less than 5 ft. 6 in. with face brick; that the sidewalks and curbing in front of the premises on Bruckner Boulevard shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained with the requirements of Section 22A of the zoning resolution."

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253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S.P.R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Ralph E. Leff and G. Lazerus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 24, 1956 subject to regular procedure, for consideration under sections 7e, 7f and 7i, previously denied under section 21; and

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, for applicant to report as to the private easement and also to file revised plans showing retaining wall and grading of plot, for further consideration by the Board; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Westchester avenue are in a retail use, D area, class 1 height district; Doris street and Glover street are in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1956 acting on N.B. Applic. 287-56, reads:

"1. In a retail district the proposed 'Gasoline service station, lubritorium, motor vehicle repairs, car wash, storage & sale of accessories, office, heater rm., toilets, parking of motor vehicles on unbuilt portion of lot', is contrary to Sect. 4-A of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 190 ft. frontage by 66.21 ft. in depth, now vacant; that it is proposed to construct a one story building for office and sales of auto accessories, lubritorium, car wash and incidental motor vehicle repairs, with hand tools only; that no welding or spraying will be done on the premises; that it is also proposed to construct and maintain for a term of 15 years, a gasoline service station with curb cuts and with incidental parking of more than five motor vehicles while awaiting servicing; that all of said uses will be located entirely within the retail district; and

WHEREAS, the applicant states that the affected premises consist of a vacant plot of ground situated on the north side of Westchester avenue between Doris avenue and Glover street; that the property has a frontage of 190 ft. on Westchester avenue and a depth of 66 ft. 2 in. on Doris street, and 67 ft. 1 1/4 in. on Glover street; that the property is presently zoned as a retail use district, D area and class 1 height district; that prior to April 26, 1945 the property was zoned as a business district and the present use designation became effective on April 26, 1945; and

WHEREAS, the applicant contends that Westchester avenue is a principal traffic artery carrying a heavy volume of through traffic in a northerly and southerly direction; that the existing gas stations on the northerly side of West-

chester avenue are not now sufficient to meet the demands of the area; that in fact, there are no stations on the northerly side of Westchester avenue in the neighborhood in which this property is located; that existing conditions in the area indicate that the granting of this application will not adversely affect the area; that an elevated subway traverses Westchester avenue where the property is located; that the southeasterly corner of Havemeyer avenue and Westchester avenue, which is directly opposite the property in question on the other side of Westchester avenue is now used for a gas station; that the triangular parcel of property located on the southwesterly corner of Westchester avenue and Havemeyer avenue, which is diagonally across the street from the property in question, is also used for a gas station; that the property along the northerly side of Westchester avenue between Glover and Parker streets, which is the blockfront immediately to the east of the property in question, is devoted principally to factory and store buildings; that the property on the southerly side of Westchester avenue between Munn avenue and Parker street also contains factory and store buildings; that almost all of the other property along Westchester avenue in the immediate neighborhood is vacant; that there is no demand for the construction of residences at this location because the elevated structure on Westchester avenue is not conducive to residential purposes, nor is there any demand whatever for additional stores; that the shopping centers along Westchester avenue are bunched at the subway stations, several blocks to the east and west of the property in question and even there, there are store vacancies; and

WHEREAS, the applicant further contends that an application for a gas station on behalf of the present owner of record was made under section 21, in 1934; that it was denied at that time because there was no showing of practical difficulties and unnecessary hardship within the meaning of section 21 and because it was believed at that time that once the then unsettled conditions became settled, there would be no difficulty in financing and constructing a conforming use; that although more than 20 years have elapsed since that time, this owner has not found it possible or economically desirable to construct and finance a conforming use; that the land has remained vacant for 22 years without any income whatsoever; that since that time the Board has permitted the property diagonally across the street at the southeast corner of Westchester avenue and Havemeyer avenue to be used for a gas station; that since 1934 the traffic on Westchester avenue has become greater with a consequently greater need for a gas station, while the value of the property and its possibility for a conforming purpose has decreased; that the City of New York, which assessed the property for \$36,100 in 1934 has now assessed it for but \$25,100, thereby recognizing the trend of land values along Westchester avenue in this area; and

WHEREAS, the applicant further contends that the proposed structure will be erected and maintained under such conditions as will safeguard the character of the area; that the exterior will be constructed entirely of face brick, metal trim and plate glass; that the pumps will be of the approved parkway type and will provide an open and attractive area; that the pumps and curb cuts will be located entirely on Westchester avenue so as not to affect any residential character which Doris or Glover streets may have; that the proposed structure will be one story in height, thus insuring to owners of surrounding properties permanent light, which such structures would not derive from a large conforming structure; that a 3 ft. high steel picket fence will be constructed over a 3 ft. high brick base along the entire perimeter of the property on Doris street, Glover street and at the rear boundary, other than the portion of the rear boundary on which the one story building will abut; that shrubbery and landscaping will be provided along the inner sides of the entire brick wall and steel picket fence; that all open areas, other than the portion devoted to landscaping will be covered with black top paving; that the proposed motor vehicle repairing will consist of minor repairs with hand tools only and will be confined to the interior of the

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building; that the limitation of the term of the proposed use to 15 years will serve as a protection to the neighborhood in the future in the event that its present character should change, although such change would appear to be most unlikely; and

WHEREAS, the applicant states that the present owner has held title to the property since 1932 and that the assessed valuation of land is \$25,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the zoning resolution; and

Resolved, that the decision of the borough superintendent, dated February 14, 1956, acting on N.B. Applic. 287/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello (Eledeliza Oliver, Executrix), owner.

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a business use district, the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on December 6, 1955 subject to regular procedure, to consider extension of uses; and

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, for further inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1 height district; Gunther avenue is in business, local retail and residence use, D area, class 1 height districts; Gunhill road is in business and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1956 acting on Alt. Applic. 972-54, reads:

"1. In a business district the extension of the existing gas station & repair shop (hand tools only) to include car washing (granted by Bd. of S & A Cal. No. 165-48-BZ, Vol. II, N.B. 696/53 but not built), and store for auto accessories is contrary to Art. II, Sect. 4 (46) & (52) Zoning Resolution and to the Bd. of S & A Cal. #165-48-BZ and 165-48-BZ, Vol. II."

and

WHEREAS, the decision of the borough superintendent, dated May 18, 1956 acting on Alt. Applic. 898-55, reads:

"1. In a business district the reconstruction and extension of an existing 2-car garage and the conversion

of same to a repair shop is contrary to Sect. 4, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 122.16 ft. frontage by 84.13 ft. in depth, irregular, on which are located a gasoline service station, repair shop and restaurant, a 2-car garage and a 2-family dwelling; that it is proposed to extend existing gasoline service station and repair shop and erect and maintain an automatic car wash; and

WHEREAS, the applicant states that this corner plot is irregular in shape, 122 ft. on Gunther avenue, 165 ft. on Gunhill road, with an average depth of 100 ft.; that there now exist three buildings on this plot, all accessory to each other; that they consist of a one story brick building used as a gas station and restaurant and motor vehicle repair shop, a one story residence where owner lives and a two car garage; that the use zone has been unrestricted since the zoning resolution was enacted, but on November 28, 1938 the zone was changed to business; that in 1948 under Cal. No. 165-48-BZ the Board granted permission to tear down the existing gas station and open grease pit and erect a new modern gas station, restaurant and lubritorium; that this has been built and certificate of occupancy No. 6461-49 obtained; that on November 1953 an application was filed as Cal. No. 165-48-BZ, to erect a one story brick building 16 ft. 8 in. wide by 40 ft. deep, to be used as an auto laundry, as accessory to the present gas station, repair shop and diner; that this application was granted on July 13, 1954 but the building was not erected; that on December 21, 1954 under Cal. No. 165-48-BZ, Vol. III an additional application was filed to alter present building to be used for repair, an auto laundry as accessory to present gas station, repair shop and diner; that this application was granted January 18, 1955; that however, this building also has not yet been erected; that the original owner has since passed away and new owners find that they need a larger repair shop in conjunction with their work and they therefore now propose to erect the auto laundry and alter present two car garage for the new repair shop; and

WHEREAS, the applicant contends that the section is about 95% undeveloped; that within the 500 ft. radius there are only 10 buildings most of them non-conforming use, as follows: block 4806, lots 1, 6 and 7—gas station and auto washing; lots 44 and 46—blacksmith; lot 42—gas station and lot 38—auto wrecking yard; that Gunhill road is the only street in the area which is cut through; that it is the truck and passenger road for cars going to and leaving Bruckner boulevard and Hutchinson River parkway, both to the east; that since last application was filed, two new garages and gas stations are locating near him; that one of these is operating and the other is under construction; that the owner's business consists mainly in servicing trucks and while the drivers stop off at his lunchroom, they want their trucks washed and repaired; that the gas station across the street has this facility, and the owner needs this use to keep his customers; that he also needs more work space in repairing cars and trucks and rather than continue to do so on the vacant land, would like to cover the space between the proposed laundry and the present building; that in view of the fact that the owner's father has had possession of the major part of the property since 1928, 10 years before the zone change, and it is now being used as a gas station and repair shop, a non-conforming use, the proposed additional use for car washing and motor vehicle repair shop would in no way change the character of the neighborhood; that none of the adjoining streets are cut through or graded and it will be years until this section is ready for development and the owner therefore feels that he needs this additional use to supplement the income he now gets from the main use of the lot; that it is proposed to modernize the front of the present building and tie it in with the proposed extension so that it will present a unified appearance; and

WHEREAS, the applicant states that the present owner has held title to lot 46 since November, 1928 and to lot 44 since

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September, 1952; that the assessed valuation of land is \$13,000 and of the building \$12,000 making a total of \$25,000; that the building was erected in 1929; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board, and the Board has considered what is now proposed.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 26, 1948, under Vol. I, as thereafter amended by resolutions adopted through June 14, 1955, by adding thereto:

"that in the event the owner desires further changes in the arrangement of the premises, such arrangement may be permitted as indicated on revised plans marked 'Received November 14, 1955,' 5 sheets, on condition that other than as to arrangement, the requirements of the resolution adopted June 14, 1955, shall be complied with in all respects where not inconsistent with the terms of this amended resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Frederick L. Flynn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Liberty avenue are in a business use, D area, class 1 height district; Lloyd road is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 23, 1954 acting on N.B. Applic. 3768-54, reads:

"1. The use of the premises as a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales in a Business Use District is contrary to Art. II Sec. 4a & 4C of the Zoning Resolution.

2. Any entrance to or exit from a business located less than 75 ft. from a residence zone is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 221.91 ft. frontage by 109.42 ft. in depth, irregular, presently vacant, except for billboards, to be removed; that it is proposed to develop the site with a modern gas station; that the proposed building will be located at the westerly portion of the site, abutting the vacant land under

the same ownership; that a steel picket fence, together with planting and shrubbery, will be provided along the west lot line and this fence and shrubbery will be returned along the Lloyd road building line down to the front of the proposed building; that planting and shrubbery, protected by a concrete curb, will also be provided at the intersection of the two streets; that pumps will be confined to the Liberty avenue frontage of the property and these pumps will be set back 18 ft. from the building line; that it is proposed to provide two small curb cuts along Lloyd road to facilitate ingress and egress; that permission to maintain one of these cuts within 75 ft. of the residence use district is the only question involved under section 7A, and since the abutting property is under the same ownership, this modification is requested; and

WHEREAS, the applicant contends that Liberty avenue in this area is a heavily travelled traffic artery with many properties within the affected area devoted to industrial uses; that there is a building material storage yard in block 10041, lot 6 and there are also open contractors' storage yards in block 10046, lots 4, 6 and 8; that the next property to the east of the site on Liberty avenue, in block 10019, lot 39, is a wire rope factory with open storage yards on both sides of the building; that there are also a number of lots with large advertising billboards, as well as other factories within the affected area; that although the tax maps show lot numbers assigned to portions of Lloyd road, this street is actually physically opened and paved for its entire length within the affected area, but there is no sidewalk or curb on Lloyd road abutting the site; that if this application is granted, sidewalks and curbs will be provided, which will benefit surrounding owners; that there has been little or no construction in this area in many years and there is therefore no demand for additional retail stores in this area; that since the only abutting property is under the same ownership as the site, and since the pumps will be confined to the Liberty avenue frontage of the property, it is felt that the proposal will not adversely affect the surrounding area; and

WHEREAS, the applicant states that the present owner has held title to the property since July 25, 1945 and that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and A of the zoning resolution; and

WHEREAS, on July 19, 1955 this application was denied by the Board under sections 7f and 7A of the zoning resolution, to permit in a business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted; and

WHEREAS, on February 21, 1956, Special Term, Part I of the Supreme Court, vacated the determination of the Board, because it was claimed that objections filed were not made available to the applicant—such objections were available and would have been furnished for perusal had the applicant applied to the Chairman, and remitted proceedings to the Board for further hearing in accordance with the opinion of the Court; and

WHEREAS, the application was reopened and restored to the docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956, then laid over to May 22, 1956 for inspection and decision; hearing closed; then to May 29, 1956, for applicant to file seven complete sets of plans; then to June 12, 1956, for inspection and decision; applicant to file additional plans, showing original conditions; then to July 3, 1956, for inspection and decision; then to July 17, 1956, for applicant to file revised plans showing a masonry wall 5 ft. 6 in. high along Lloyd road, planting on the corner and with a steel picket fence along the lot line adjoining the property of the same owner at the end toward the west; and

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WHEREAS, on the prior application denied on July 19, 1955, the applicant showed no safeguards to protect owners on Lloyd Road but proposed entrances to the gasoline station from such residential street and proposed no walls on the building line to protect the owners from noise, lights and fumes; and

WHEREAS, on the latest application the defects of the prior application denied have been corrected as far as possible; and

WHEREAS, the objections filed have been available at all times for the applicant's persusal; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant filed revised plans designed to add protection to the owners along Lloyd road by elimination of curb cuts thereto and construction of face brick walls on the building line; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as proposed as a gasoline service station and accessory uses, substantially as proposed and indicated on plans marked "Received May 25, 1956," 4 sheets, "July 6, 1956," 1 sheet, *on condition* that all uses on the site shall be removed and the premises graded substantially to the grade of Liberty avenue, constructed and arranged substantially as indicated on above cited plans; that the accessory building shall be arranged as indicated, faced with face brick on all sides and have no cellar; that on the Lloyd road building line there shall be erected a masonry wall not less than 5 ft. 6 in. in height of face brick agreeing with brick on the accessory building on both sides and properly coped; that there shall be erected along the building line to the west from Lloyd road to Liberty avenue a woven wire fence of the chain link type, with a masonry base erected to a total height of at least 5 ft. 6 in.; that such fence shall have suitable terminating posts at either end on Lloyd road and Liberty avenue; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to four, each 30 ft. in width to Liberty avenue, located where shown, with no portion nearer than 5 ft. to a side lot line as prolonged; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphalt; that planting shall be of suitable material, maintained in good condition at all times and located where shown; that such planting areas shall be protected with curbing not less than 8 in. in height and 6 in. in width; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, eliminating all roof signs and temporary signs, but permitting the erection at the intersection of a post standard to support a sign which may be illuminated, advertising only the brand of gasoline sold, which sign may extend beyond the building line not more than 4 feet; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that sidewalks and curbing abutting the premises shall be constructed or repaired as the Borough President shall require; that where unbuilt upon the premises shall be paved with concrete or asphalt pavement; and that under Section 7A any curb cuts or signs nearer to the residence district than permitted are hereby granted as proposed and indicated on plans; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

953-55-BZ

APPLICANT—Moritz Simon, for Pem Realty Corp., owner (Seymour Chasanoff, lessee).

SUBJECT—Applicat.on December 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an existing dry cleaning establishment in the first story corner of a 5 story Class A Multiple Dwelling. PREMISES AFFECTED—41-43 Wadsworth avenue and 619 West 175th street, northeast corner, Block 2144, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Moritz Simon, Maurice Leffert, Alfred Persella, Seymour Chasanoff and Daniel Chasanoff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height ditrict; Wadsworth avenue and West 175th street are in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 23, 1955 acting on Alt. Applic. 984-55, reads:

"A1. Dry cleaning establishment in the 1st Sty. corner store is contrary to Art. II Sec. 3 of the Zoning Resolution as building is located in a Residence Zone."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a five story, class A, multiple dwelling and stores; that it is proposed to maintain dry cleaning establishment in 1st story store of five story, class A multiple dwelling; and

WHEREAS, the applicant states that a five story, non-fire-proof structure was erected in 1910 under N.B. 236-10 as a class A multiple dwelling with a total of 24 apartments and one store on the first floor; that as the result of the adoption of the zoning resolution in 1916 the premises were placed in a residence use zone with 1½ height district and a B area district; and

WHEREAS, the applicant contends that in the past the store has been used by various retail trades and since 1947 as a tailor store with a class A dry cleaning establishment; that an approved dry cleaning unit was installed by the Secomatic Corporation for the use of non-flammable and non-combustible solvent with a flash point less than 138°F; that in 1953 the present occupant of the cleaning store replaced the Secomatic dry cleaning unit by a Detrex dry cleaning process Model 526, approved by the Board under Cal. No. 681-51 SA, using solvent which is also non-flammable and non-combustible; that the occupant has complied with all rules covering dry cleaning establishments pursuant to the zoning resolution of the City of New York, adopted by the Board on July 15, 1955, effective August 10, 1955; that the occupant does not own any other dry cleaning establishments and performs his services directly for consumers, who deposit their garments for cleaning and repair; that since the use of this store is permissible in a non-conforming use district, the owner and lessee have acted in good faith and assumed that this store can be used for the same purpose and use allowable for stores located in retail and restricted retail districts; that no certificate of occupancy was issued; and

WHEREAS, the applicant states that the present owner has held title to the property since 1940; that the assessed valua-

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tion of land is \$25,000 and of the building \$50,000 making a total of \$75,000; that the building was erected in 1910; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the owner states that the presently used dry-cleaning unit is of a make approved by the Board and has a capacity of sixty pounds; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of five years to permit the continuation of the existing use as a neighborhood dry cleaning store complying with the rules of the Board and using a dry cleaning fluid having a flash-point of not less than 138°F on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution for such uses as shown on plans filed with this application marked "Received December 2, 1955", 9 sheets.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a business use district the maintenance of existing uses of display and sales and storage of building materials, with proposed extension to the existing building for off-street loading and unloading, using more than the area permitted, also the maintenance of a proposed carpenter and woodworking shop, equipped with power saws, spindler, drill press and joiner.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-830 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Joseph A. Russo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Lancaster avenue and Avenue W are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1955 acting on Alt. Applic. 1357-52, reads:

"13. Repeated—proposed use of premises for display & sales of bldg. materials, storage of two trucks, open yard for storage of bldg. materials, no lumber stored in open yard. One loading berth 36'-2" x 39'-2" & carpenter and woodworking shop equipped with power saws, spindler, drill press and joiner, violates Art. II sect. 4a, par. 31 of Zoning Resolution.

14. Repeated—aggregate area of structures on lot (with a permitted deduction of a maximum of 396 sq. ft. for a truck loading berth) located in a "D" area district, exceeds permissible area and is contrary to Art. IV sect. 14 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. 8¾ in. frontage on Coney Island avenue, 100 ft. 4¾ in. on Avenue W and 100 ft. 2 in. frontage on Lancaster avenue, on which is located a one story building of class 3 construction, 30 ft. front on Coney Island avenue by 60 ft. front on Lancaster avenue, 10 ft. 6 in. in height, used independently occupied by a tenant of the owner (and not affected by this appeal) under certificate of occupancy No. 125977, issued April 4, 1950 after completion of work under N.B. 2098-46 for light manufacturing of tailoring line and office, with an occupancy of 30 persons; that there is another one story building located on the premises, of class 3 construction, 28 ft. 3 in. front by 100 ft. irregular in depth, 13 ft. and 14 ft. 11 in. in height, erected under N.B. 573-47 and occupied by the owner under certificate of occupancy No. 127096, issued August 22, 1950, as follows: carpenter shop, display, sales and storage of building materials; storage of 2 trucks, boiler room; (note—gasoline pump for owners use only—no gasoline to be sold. No lumber to be stored in open space. No power driven saw or planer to be used); that there is another one story building located on the premises 39 ft. 10½ in. front on Coney Island avenue by 100 ft. irregular in depth, 15 ft. and 12 ft. in height, erected by the owner under N.B. 254-51 and occupied in accordance with certificate of occupancy No. 132055 issued April 2, 1952, as follows: office, showroom, storage and sales of building materials, lumber, hardware, cabinets—no storage of lumber in open yard; that on the vacant portion of the land the owner obtained certificate of occupancy No. 140784 after completion of work under Alt. Applic. 5042-53 issued September 10, 1954 as follows: storage of building materials (brick, sand, blocks); no lumber stored in open yard; that it is now proposed to consolidate the three last described certificates of occupancy (all affecting the owner and his use of the premises in the operation of his business) and to permit in addition to the uses permitted, the use of power tools; and

WHEREAS, the applicant contends that the owner purchased this land originally for use in conjunction with his building contracting business; that subsequent to the purchase in 1946, the owner went into the business of selling builders' and contractors' supplies; that all the uses proposed are conforming uses in a business use district, except the accessory use of power tools; that there is no lumber to be stored in the open yard and any and all use of power tools are to be confined to a small area within the building; that there are no openings along the lot lines; that the business conducted is not the business ordinarily understood as a "saw mill"; that for the most part, the lumber that is purchased is already cut to size and sold without further cutting; and

WHEREAS, the applicant states that it is proposed to erect an extension to the existing building for off-street loading and unloading; that this area is presently vacant; that in accordance with Art. IV section 19h where provision is made for parking or unloading within a building, the area of such parking and unloading facilities may be added to the area permitted to be occupied by the first floor of the building; that the area of the plot is 20,000 sq. ft.; allowable coverage—12,500 sq. ft.; existing coverage—12,377 sq. ft.; area of proposed loading berth—1132 sq. ft.; that if the rule of the department of buildings is to be given effect then only 396 sq. ft. is permitted coverage and the proposed construction is 613 sq. ft. in excess of the permitted coverage; that the nature of the business conducted on the premises is such as to require more than the minimum sized loading berth; that it would be uneconomical and unattractive to erect an irregularly shaped extension and

WHEREAS, the applicant states that the present owner has held title to the property since November 13, 1946 and June 17, 1950; that the assessed valuation of the land is \$22,000 and of the buildings \$32,000 making a total of \$54,000; that the buildings were erected in 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section

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7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7c as to use and Section 21 as to area, to permit the extension of the building for off street loading and unloading, substantially as proposed and indicated on plans marked "Received December 20, 1955", 4 sheets, and "June 26, 1956", 1 sheet, *on condition* that the extension shall be limited to the proposed one story addition at the rear of the site facing Lancaster avenue; that such construction and use shall comply with all laws, rules and regulations applicable thereto other than as herein modified and shall be used solely for an unloading and shipping space in connection with the adjoining woodworking establishment; that the said woodworking establishment now existing on the premises may be continued with the use of a swing saw and other woodworking tools as proposed and shown on above cited plans; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

18-56-BZ

APPLICANT—Robert Teichman, for Broadway-Lafayette Corp., owner.

SUBJECT—Application January 3, 1956—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, proposed use of a cellar and basement as a garage for parking and storage of more than 5 motor vehicles, in a 12 story and basement office building.

PREMISES AFFECTED—346-348 Broadway, east side, from Leonard street to Catherine lane and Lafayette street and 50 Lafayette street, Block 170, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman and Eugene M. Seccia.

For Opposition: Karl W. Glugatch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Broadway and Catherine lane are in a business use, B area, class 2½ height district; Leonard street and Lafayette street are in a business and residence use, B area, class 2½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 19, 1955 acting on Alt. Applic. 1398-55, reads:

"2. Garage for more than 5 motor vehicles is not permitted in a business use district, Art. II, PP. 4a(15)." and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 400 ft. in depth, on which is now located a 12 story and basement office building of class 1 construction, 60 ft. front by 400 ft. depth; that it is proposed to use cellar and basement for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that this structure was erected as a fireproof building in 1895 for the New York Life Insurance company as their main office and was used and occupied by them as such for a good many years, and after they vacated the premises the building was occupied by various city departments until the early 1950's, when the present owner bought the building; that the office use was continued throughout the building with the exception of the cellar and west half of the basement, which is and has been used for storage space; that the present tenants in the building, the Navy department, are anxious that the owner provide parking space in the building for themselves and their clientele; that the owner has had plans prepared and approved by the department of buildings under Alt. No. 1398-55 to provide such parking space for more than five cars by the tenants, their employees, customers or patrons in the former storage space located in the cellar and west half of the basement; that in order to make this space available for the use of parking cars will require an expenditure of approximately \$100,000, which expenditure would not justify a limited use of the parking space for only the tenants, unless outside parking is permitted; that the owner is compelled to make this appeal in order that the proposed space so converted to parking use for the tenants shall also be available to outside parking; and

WHEREAS, the applicant contends that the proposed parking entrance and exit for this building is to be located on Leonard street where two elevators will provide service to the cellar; that the traffic on Leonard street is westerly and comes in from Lafayette street, and the proposed exit will be westerly on Leonard street toward Broadway; that in 1916 all the streets bounding this property were in an unrestricted use district and remained so until June 30, 1952 when the use was changed to business and this use remains the same to date; that the proposed parking space will be sprinklered and provided with mechanical ventilation and all work done will comply with building department and fire department rules and regulations; that the granting of this appeal will relieve the street parking situation and will also obviate the parking problem of the tenants in this building and enhance the business potentialities of the immediate neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since March 3, 1952; that the assessed valuation of land is \$900,000 and of the building \$1,550,000 making a total of \$2,450,000; that the building was erected in 1895; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application from Section 7e to 7f of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, for a term of fifteen years, to permit part of the basement and the cellar of subject premises to be occupied as a garage, substantially as proposed and indicated on plans filed with this application, marked "Received January 3, 1956", 9 sheets, *on condition* that the construction of this part of the building where garage use is proposed shall be fireproof throughout and protected with a sprinkler system; that the entrance shall be as proposed only from Leonard street with three doors located where indicated and with elevators for taking cars to the lower level located as shown; that there may be three curb cuts opposite such doors for entrance and egress, each not over 20 feet in width; that no sign shall be erected on the building, except there may be signs at the entrance, not illuminated and not extending beyond the building line, advertising the storage use for motor vehicles and such other information required by the Commissioner of Licenses; that any boiler room in the subcellar shall be separated from the cellar floor by fireproof construction and enterable only

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from the exterior; that there shall be no sale of gasoline or other motor vehicle supplies and no servicing or repairing done on the premises; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—(decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: L. R. Colman and Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East End avenue and East 83rd street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 13, 1956 acting on amendment to N.B. Applic. 175-55, reads:

"1. Proposal to use the cellar and first floor for banking quarters in a bldg. located in a Residence District is contrary to Sec. 3 Art. II Zoning Resolution.

2. Area of new building at first floor exceeds the permitted coverage as per Sec. 12(b) Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 102 ft. 2 in. frontage by 148 ft. in depth, on which are located five 5-story tenement houses and stores, now being demolished; that two of the seven lots are already vacant; that it is proposed to erect a bank on the 1st floor which will cover an area of about 40 ft. by 130 ft. fronting on East End avenue and East 83rd street, respectively; that it is also proposed that the bank use a portion of the cellar covering an area of approximately 79 ft. by 54 ft. on the East 83rd street and East End avenue sides, respectively; that negotiations have already been completed with a recognized New York banking institution for a 21 year lease with options to renew for an additional 20 year period, subject of course to the granting of a variance by the Board; and

WHEREAS, the applicant states that the plot comprises a total of 7 city lots, of which two, on East 83rd street, are at present vacant; that the buildings which had been erected on these two lots were demolished prior to the filing of the plans for the proposed multiple dwelling; that the remaining buildings on East End avenue and on East 83rd street have non-conforming uses on the street floor consisting of retail stores; that although the area along East End avenue, including the premises in question are in residence district, most of all of these premises have non-conforming uses; that the proposed fireproof dwelling is to be of a type com-

parable to the many new residential dwellings which have been erected in this area; and

WHEREAS, the applicant further states that the existing multiple dwellings and stores were erected in 1889; that they were renovated in 1933 and new store fronts provided; that after completion, certificates of occupancy were issued for each unit numbered 19252, 19253, 19254 and 19255, each providing for stores on 1st floor and apartments on 2nd to 5th stories; that there have therefore been business uses in these premises for a period of over 60 years; that the area of the lot 148 ft. by 102 ft. 2 in. equals 15,120.67 sq. ft.; that the allowable area is 10,578.43 sq. ft.; that the unoccupied area required is 4,542.24 sq. ft.; that the actual unoccupied area is 4,574.43; that the excess area requested on the 1st floor for two courts on the East 83rd street side in order to have a straight alignment for the bank's street wall, is as follows: Court I. 30' x 14.25'—427.50 sq. ft. and, Court H., 8.67' x 4'—34.68 sq. ft., or a total of 462.18 sq. ft. on 1st floor only; and

WHEREAS, the applicant contends that the bank will serve a very important public need in this area and should be most welcome to all of its residents as banking facilities are not conveniently accessible; that it is believed that the proposed bank, which will be designed in such architectural fashion as to fit in with the proposed multiple dwelling, will substantially improve the neighborhood and will present a far more attractive site than the many types of retail stores now in existence such as grocers, markets, dry cleaning establishments, etc.; that the excess coverage referred to in item 2 of the objection received from the department of buildings merely relates to two courts on the 1st floor; that this excess coverage is proposed in order to permit a uniform alignment with the walls of the bank; that above the 1st floor, the courts will be maintained for the multiple dwelling; that the excess coverage, limited to such 1st floor, in all is under 500 sq. ft.; and

WHEREAS, the applicant states that the present owner has held title to the property since September 30, 1955; that the assessed valuation of land is \$156,500 and of the buildings \$63,500 making a total of \$220,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that Section 12(b) is not applicable as the building is not proposed to be occupied for residence use throughout, as the lower story is proposed to be occupied for business purposes; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 7c as to use and Section 21 as to extension of area, to permit the one-story addition of the proposed building to accommodate the banking quarters, as proposed and as indicated on plans filed with this application, marked "Received February 1, 1956", 3 sheets, "March 20, 1956", 2 sheets, "May 16, 1956", 5 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

107-56-BZ

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.

SUBJECT—Application February 15, 1956—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a restricted retail and

MINUTES

residence use district, the proposed reconstruction and use of the roof of an existing public garage, for parking of more than 5 motor vehicles.

PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and David Hammer.
For Opposition: David Robbins, W. L. Sperry, Nathan Strunsky and Gilbert T. Shanles.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 75th street are in restricted retail and residence use, B area, class 1½ height districts; Lexington avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 18, 1956 acting on Alt. Applic. 1715-55, reads:

"1. Proposed use of roof for garage purposes in residence and restricted retail use districts is an extension of a non-conforming use contrary to Art. II, Sec. 3 and 4B of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. frontage by 102 ft. 2 in. in depth; that it is proposed to remove the existing penthouse, extend the present elevator to the roof, remove the present wooden roof beams and construct a fireproof roof; that the roof is to be used for the parking of more than five motor vehicles; and

WHEREAS, the applicant states that this building is a three story, cellar and penthouse structure, erected in 1889, with a frontage of 70 ft., depth 98 ft. and a height of 44 ft., to be used as a stable; that it was converted from a stable into a public garage in 1912 and certificate of occupancy No. 3750-23 was issued January 10, 1923 for this use; and

WHEREAS, the applicant contends that the additional, parking garage facilities are needed to accommodate motor vehicles due to the urgent need of parking space in this locality; that the added storage and parking is a need recognized by the mandatory requirements of section 19B of the zoning resolution; that the building will not be increased in height and only passenger cars will be stored and parked on the roof; that the juvenile population in this neighborhood is very low so that any increase in the traffic caused by the increased parking facility will not constitute a serious hazard; and

WHEREAS, the applicant states that the present owner has held title to the property since February 18, 1947; that the assessed valuation of land is \$100,000 and of the building \$50,000 making a total of \$150,000; that the building was erected in 1889; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision a and c of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1715-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

108-56-A

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the borough superintendent re non-fireproof construction.

PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and David Hammer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action taken this day under Cal. No. 107-56-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

299-56-BZ

APPLICANT—Harry Leibowitz, for Anna Epstein, owner.

SUBJECT—Application April 19, 1956—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of a retail store on the first floor and alteration from 2 to 4 apartments in a 3 story building of class 3 construction.

PREMISES AFFECTED—229 Kingston avenue, east side, 20 ft. north of Sterling place, Block 1244, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Leibowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Sterling place are in a residence use, C area, class 1 height district; Kingston avenue is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 26, 1956 acting on Alt. Applic. 385-56, reads:

"1. The extension of a non-conforming use is contrary to Art. II Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 74 ft. 8 in. in depth, on which is located a 3 story building of class 3 construction, 20 ft. front by 55 ft. in depth, occupied by a store on the 1st floor and two families, one on 2nd and one on 3rd; that it is proposed to extend store on 1st floor and alter building for use by 4 families, 2 on 2nd floor and 2 on 3rd floor; and

WHEREAS, the applicant states that under F.E. Applic. 1260-1942 the building was accepted as a heretofore converted dwelling because the store tenant resided in the rear of the store, but under P & D Repair Slip No. 703-1944 the building was again occupied as 2 families and store; that small store keepers years ago were required to devote long hours to their business and in order to cut down expenses arranged to reside on the premises, usually in back

MINUTES

of the store; that the housing department in their "Cycle" therefore accepted this as a converted 3-family dwelling and required the additional means of egress; that the owner, in his innocence of the requirements of law, complied with this requirement, never realizing that he might jeopardize his rights to business use on the entire floor; that the legal occupancy is 3-family and store; that however, since the entire first floor was erected for business purposes and since the P & D repair slip in the building department indicated that the building was again occupied by two families and store in 1944, the owner felt that he was within his legal rights to use the entire 1st floor for business; that when plans were filed under Alt. Applic. 385-56 to maintain the store on the entire 1st floor, as an existing condition, and create 4 apartments on the upper 2 floors, the department of buildings objected on the ground that the extension of a non-conforming use is contrary to article 2, section 3 of the zoning resolution; and

WHEREAS, the applicant contends that the store in question has been occupied by the present tenant for over 10 years as a grocery with fixtures throughout and it would be an extreme hardship on the part of the owner and tenant to comply with the requirements of the building department; that it is felt that the owner never gave up his legal rights of store and storage when a tenant resided in the rear of the store for a short time and that it is within the province of the Board to grant a modification to permit the maintenance of the existing use; that if necessary the owner will reinforce the rear portion of the 1st tier of beams and fire-retard the entire 1st floor ceiling; and

WHEREAS, the applicant states that the present owner has held title to the property since May, 1933; that the assessed valuation of land is \$4,200 and of the building \$8,300 making a total of \$12,500; that the building was erected in 1910 under N.B. Applic. 3343-10; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the grocery store use to be extended throughout the first floor as proposed and as indicated on plans filed with this application marked "Received April 19, 1956", 5 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

Adjourned: 4:50 P.M.

Joseph J. Doyle, *Chief Clerk*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 17, 1956, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

342-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to labeling—re Gold Bond Metal Lath and Lathing Accessories (for use in plastering operations); previously approved.

APPEARANCES—

For Applicant: John K. Hovind.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 342-39-SM Vol. II

Subject: Amendment to resolution as to labeling.

National Gypsum Company requested by letter dated January 13, 1956 that the resolution adopted July 9, 1946 and amended through November 4, 1953 under Cal. No. 342-39-SM Vols. I and II be amended so as to permit a change in the labeling as required under the resolution adopted July 9, 1946 under Cal. No. 342-49-SM Vol. I. The application was reopened by a vote of the Board on January 24, 1956.

Recommendation

The Committee on Test recommends that the resolution adopted July 9, 1946 under Cal. No. 342-39-SM be amended so as to permit the Bills of Lading Shipping Tickets and/or Invoices to be marked or labeled in accordance with the requirements of the resolution adopted July 9, 1946 under Cal. No. 342-39-SM Vol. I in lieu of stamping or labeling the bundles or cartons in which the material is shipped on condition that the requirements of the resolution adopted July 9, 1946 under Cal. No. 342-39-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 9, 1946 in accordance with the above report.

557-39-SA

APPLICANT—Harold Massey, for American-Radiator and Standard Sanitary Corp., owner.

SUBJECT—Application reopened June 2, 1954—re 2 GA Standard Ideal Gas-fired Boiler, approval of.

APPEARANCES—

For Applicant: H. D. Balsinger.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 557-39-SA.

Subject: 2 GA Standard Ideal Gas-fired Boiler.

Harold Massey filed for American Radiator and Standard Sanitary Corp., owner-manufacturer, an application with the Board of Standards and Appeals on May 3, 1939 for approval of the 2 GA Standard Ideal Gas-Fired Boiler under the provisions of Article 12, Administrative Building Code. The application subsequently was up for dismissal at various times for lack of prosecution but was removed from the dismissal list at the request of the applicant and restored to the docket by a vote of the Board June 2, 1954.

Purpose

A gas fired boiler for hot water heating system.

MINUTES

Description

The 2-GA Standard Ideal Gas-fired Boiler is a vertical cast iron sectional boiler manufactured for use with a domestic hot water house heating system. Sections are assembled at the factory with push nipples and tie rods. Basic equipment consists of raised drilled port burners with gas valve electrically operated from a room thermostat and mechanically controlled by a water temperature regulator. Gas burners are completely surrounded by cast iron water-backed surfaces. Combination altitude gauge and thermometer is standard equipment. Thermostatic safety pilot and draft diverter furnished on all models.

Boiler is insulated with 1" asbestos air-cell insulation. Entire boiler insulation is enclosed within gray vitreous enamel jacket. Throttling, limit and safety pilot controls function independently of current supply, and are integrated so as to function automatically. The boiler has been approved by the American Gas Association, Certificate No. 4(131.0.1&6) .001, .002, .003, & .004.

Inspection and Test

The appliance was inspected at the premises of the applicant, 50 West 40th Street, by Asst. Engr. G. F. Sklenarik, Committee on Test and H. D. Balsinger of American Standard. The details of construction were compared with the data submitted and found to conform.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the 2-GA Standard Ideal Gas Fired Boiler for use in New York City when installed and operated in accordance with this report and the provisions of Article 12, Administrative Building Code provided each boiler bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 557-39-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

620-39-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application for consideration—reopened February 7, 1956—re amendment as to additional plants—re USG Sheathing and Samson Gypsum Sheathing; previously approved.

APPEARANCES—

For Applicant: None.
ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT ON COMMITTEE ON TEST

Re: Cal. 620-39-SM

Subject: Amendment to resolution as to additional plants.

United States Gypsum Company, New York requested by letter dated January 10, 1956 that the resolution adopted April 22, 1941 and amended at various times through June 2, 1954 be amended so as to extend the approval of the material as manufactured as additional USG plants.

Description

The Board approved under Cal. 620-39-SM was manufactured at the USG New Brighton, Staten Island plant. The requested plants are located at Oakfield, New York; Stony Point, New York; Philadelphia, Pa.; Boston, Mass. and Fort Dodge, Iowa. There is no change in the material or construction of the board and all the board complied with the ASTM and Federal Specifications for Sheathing Board.

Recommendation

The Committee on Test recommends that the resolution adopted April 22, 1941 and amended at various times through June 2, 1954 under Cal. No. 620-39-SM be amended so as to extend the approval granted to the board manufactured at the applicants, New Brighton plant to the board manufactured at the applicants additional plants located at Oakfield, New York; Stony Point, New York; Philadelphia, Pa.; Boston, Mass. and Fort Dodge, Iowa on condition that the requirements of the resolution adopted April 22, 1941 and as amended through June 2, 1954 under Cal. No. 620-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of April 22, 1941 through June 2, 1954 in accordance with the above report.

1439-39-SM—Vol. II

APPLICANT—Imperial Brass Manufacturing Co., owner.
SUBJECT—Application reopened November 15, 1955 as Vol. II—Imperial Vacuum Breaker, Model M-1314 (to be used in conjunction with direct flushing valves), approval of.

APPEARANCES—

For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1439-39-SM Vol. II

Subject: Amendment to resolution as to additional model M-1314.

Imperial Brass Manufacturing Company, Chicago, Illinois requested by filing an application dated June 23, 1955 that the resolution adopted June 2, 1940 under Cal. No. 1439-39-SM Vol. I be amended to include the model M-1314 Vacuum Breaker to be used in conjunction with a flush valve. The application was reopened by a vote of the Board November 15, 1955 under Cal. No. 1439-39-SM Vol. II.

Purpose

The appliance is a vacuum breaker used for the prevention of back siphonage.

Description

The vacuum breaker consists of 1½" tubing tail piece, a 1½" compression nut and an insert which is fitted into the lower portion of the nut.

At the upper end of the tail piece is arranged four elongated holes ¼" in width and 13/16 inches in length which act as air inlet holes.

MINUTES

The insert consists of a concave brass washer having four holes for the waterway and a synthetic rubber unit fitted adjacent to the bottom of the brass washer. The rubber unit is also fitted around the edge of the brass washer which is notched on opposite sides to hold the rubber washer in its proper position. The center of the concave rubber washer has a four way slotted portion to allow water to flow through the unit. When water ceases to flow or when a vacuum may occur the slotted portion returns or is drawn back against the brass washer forming a check valve.

Within the upper part of the tail piece an insert is arranged with the lower end of the insert soldered into the tail piece just below the four air inlet holes. Extending upward $\frac{1}{4}$ " is a $\frac{15}{16}$ " orifice having a $\frac{1}{8}$ " seat. The rubber member travels between the bottom of the brass washer and the periphery of the seat which closes off the air inlet holes when water is flowing.

The $\frac{1}{2}$ " nut having an extended skirt to cover the air inlet holes is designed inside with a shoulder which acts as a stop for the outlet of the flushometer valve. Below the stop is a recess which retains the concave brass washer and rubber unit. The stop is designed to prevent the nut from screwing onto the valve an excessive distance which would distort the rubber check valve and would prevent its proper travel for the function of the air inlet for the vacuum breaker.

Inspection and Test

Details of the vacuum breaker were examined by Asst. Engr. J. A. Darts Committee on Test and J. Finnerty and E. Bauman Dept. of Water Supply, Gas & Electricity. The present model was compared with the model previously approved.

Recommendation

On the basis of the inspection the Committee on Test recommends that the resolution adopted June 2, 1940 under Cal. No. 1439-39-SM Vol. I be amended so as to include the model M-1314 Vacuum Breaker on condition that the requirements of the resolution adopted June 2, 1940 under Cal. No. 1439-39-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 2, 1940 in accordance with the above report.

190-47-SM

APPLICANT—Detroit Steel Products Company, owner.
SUBJECT—Application reopened September 14, 1954—re amendment to resolution as to additional sections of Detroit Steel Roof Sections—re Fenestra Holorib Roof Deck; previously approved.

APPEARANCES—

For Applicant: Robert J. Knopf and Ralph H. Stoos.
ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 190-47-SM

Subject: Amendment to resolution as to additional sections of Detroit Steel Roof Sections.

Detroit Steel Products Company, New York requested that the resolution adopted December 16, 1947 and amended November 1, 1949 under Cal. No. 190-47-SM be amended so as to include additional sections of Detroit Steel Roof Deck. The application was reopened by a vote of the Board September 14, 1954.

Description

The material is similar to the material approved under Cal. No. 190-47-SM.

The section properties of the requested sections are as follows:

1. 18 Gauge Econorib—
Section Modulus = 0.178; Moment of Inertia = 0.198
2. 20 Gauge Econorib—
Section Modulus = 0.132; Moment of Inertia = 0.142
3. $4\frac{1}{2}$ E 14 Galvanized—
Section Modulus = 2.04; Moment of Inertia = 5.37
4. $4\frac{1}{2}$ E 16 Gauge Galvanized—
Section Modulus = 1.61; Moment of Inertia = 4.01
5. $4\frac{1}{2}$ E 18 Gauge Galvanized—
Section Modulus = 1.26; Moment of Inertia = 2.99

Inspection and Test

Samples of the materials were tested in the presence of Comm. E. W. Kleinert Committee on Test. The samples were tested in accordance with the requirements of C26-626.0 Administrative Building Code and the test was used as a check to see if the design complied with the requirements of the American Iron & Steel Institute for the Design of Light Gage Steel Members. Results were as follows:

1. 18 Gauge Econorib 7'-0" Span—40 lbs./sq. ft.
2. 20 Gauge Econorib 6'-8" Span—33 lbs./sq. ft.
3. $4\frac{1}{2}$ E—14 Gauge Galv. .. 22'-0" Span—40 lbs./sq. ft.
4. $4\frac{1}{2}$ E—16 Gauge Galv. .. 20'-0" Span—43 lbs./sq. ft.
5. $4\frac{1}{2}$ E—18 Gauge Galv. .. 16'-0" Span—43 lbs./sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted December 16, 1947 and amended November 1, 1949 under Cal. No. 190-47-SM be amended so as to include the sections as herein described for spans and loads as described under Inspection and Test on condition that the requirements of the resolution adopted December 16, 1947 under Cal. No. 190-47-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of December 16, 1947 and November 1, 1949 in accordance with the above report.

387-48-SA

APPLICANT—Burns Heating Supply Company, for Reznor Mfg. Co., owner.

SUBJECT—Application reopened January 31, 1956—re amendment to resolution as to change in model designation—re Reznor Automatic Forced Air Gas Heaters, Models 4630, 4645, 4660 and 4675; previously approved.

APPEARANCES—

For Applicant: Irving T. Hecht.
ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 387-48-SA

Subject: Amendment to resolution as to change in model designation.

Burns Heating Supply Company, Inc., for Reznor Manufacturing Co., requested by letter dated December 27, 1955 that the resolution adopted February 8, 1949 under Cal. No. 387-48-SA be amended so as to permit the approved units to be marketed under additional model designation. The application was reopened by a vote of the Board January 31, 1956.

Description

There is no change in construction or in the controls, the only change being in the designation only.

Recommendation

The Committee on Test recommends that the resolution adopted February 8, 1949 under Cal. No. 387-48-SA be amended so as to include the Reznor Automatic Forced Air Gas Heater Models FM-25, FN-50, FM-65 and FM-75 on condition that the requirements of the resolution adopted February 8, 1949 under Cal. No. 387-48-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 8, 1949 in accordance with the above report.

735-48-SA—Vol. II

APPLICANT—The Mettler Company, Inc., division of the Eclipse Fuel Engineering Company, owner-manufacturer (Gale Engineering Company, agent).

SUBJECT—Application reopened March 15, 1955 as Vol. II for test and report as to change of ownership—re Mettler Entrained Gas Burners and Fan-Air Mechanical Draft, Automatic Gas Burners; previously dismissed; re—Mettler Fan-Air Packaged Gas Burner Models 4FR through 42F3; approval of.

APPEARANCES—

For Applicant: C. F. Scheverman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 735-48-SA Vol. II

Subject: Mettler Fan-Air Packaged Gas Burner, Models 4FR through 42F3.

Gale Engineering Company, New York for Mettler Company, Inc., Division of Eclipse Fuel Engr. Company, Los Angeles, California requested by filing an application dated February 24, 1955 that Cal. No. 735-48-SA Vol. I be reopened for consideration of the Mettler Fan-Air Packaged Gas Burner, Models 4FR through 42F3. The Board reopened the application March 15, 1955 under Cal. No. 735-48-SA Vol. II as Cal. No. 735-48-SA Vol. I was dismissed October 5, 1954 for lack of prosecution.

Purpose

The appliance is a gas burner for domestic or commercial installation.

Description

The burner is of the motorized mechanical draft automatic type embodying a low pressure burner manifold of multi jet, multi port type with refractory facing for application in the horizontal manner.

The burner is complete with valves, fan, air register, control mechanism, pilot and pressure regulator.

The gas valve is of the electric diaphragm governor type, and is electric solenoid operated which assures a slow opening acting.

The burner is also equipped with an ignition transformer with a 6000 volt secondary voltage to ignite burner pilot. The burner is also equipped with an electronic flame failure system embodying the following features. Electronic safety pilot employing rectification principle and so installed as to provide spark ignition, 100% fuel-shut-off in the event of pilot flame failure. By employing the solenoid in the pilot line, the flow of gas to the pilot is secured preventing the admittance of gas to the furnace unless pilot flame is established.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts Committee on Test at 176 Remsen Street, Brooklyn, New York. The appliance operated as designed and the controls functioned as designed.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Mettler Fan Air Packaged Gas Burner, Models 4FR through 42F3 for use in New York City when installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code and further each appliance shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 735-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

427-52-SM

APPLICANT—Lawrence Urdang, for Marlux Corp., owner.

SUBJECT—Application for consideration—reopened January 31, 1956 as to amendment to resolution as to installation in sprinklered locations—re Marlus (light diffuser); previously approved.

APPEARANCES—

For Applicant: Leonard F. Martin.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 427-52-SM

Subject: Amendment to resolution as to installation in sprinklered locations.

MINUTES

Marlux Corp., Somerville, Mass., requested by letter dated January 6, 1956 that the resolution adopted October 5, 1954 under Cal. No. 427-52-SM be amended so as to permit the installation of the material Marlux (light diffuser) in sprinklered locations. The application was reopened by a vote of the Board January 31, 1956.

Description

The material and method of installation is identical to that approved October 5, 1954 under Cal. No. 427-52-SM.

Recommendation

The Committee recommends that as C26-1354.0 Administrative Building Code was amended by Local Law 105 of 1955 to allow the use of this type of light diffusers in locations as permitted under C26-1351.1 Administrative Building Code as amended by Local Law 91 of 1954 the resolution adopted July 13, 1954 under Cal. No. 427-52-SM wherein the Board approved Marlux for use in New York City under certain specified conditions as to the restriction as to use in sprinklered locations, be amended so as to permit the use of this material under the above mentioned sections of the Administrative Building Code as amended by Local Laws 105 of 1955 and 91 of 1954 on condition that all other requirements of the resolution adopted October 5, 1954 under Cal. No. 427-52-SM be complied with.

The Committee further recommends that all plans filed with the Department of Buildings shall show the proposed occupancy so that the use of this type of ceiling may be checked as to its use in the type of hazard occupancy and that in the event of change of occupancy the installation shall be reexamined under C26-1354.0 Administrative Building Code as amended by Local Law 105 of 1955.

This recommendation does not permit the use of Marlux light diffusers in such sprinklered locations where the installation of light diffusers is prohibited by the Administrative Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 5, 1954 in accordance with the above report.

741-53-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to labeling—re Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition systems); previously approved.

APPEARANCES—

For Applicant: John K. Hovind.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 741-53-SM

Subject: Amendment to resolution as to labeling.

National Gypsum Co. requested by letter dated November 7, 1955 that the resolution adopted November 3, 1954 under Cal. No. 741-53-SM be amended so as to permit a change of labeling as required under the resolution adopted November 3, 1954 under Cal. No. 741-53-SM. The application was reopened by a vote of the Board January 24, 1956.

Recommendation

The Committee on Test recommends that the resolution adopted November 3, 1954 under Cal. No. 741-53-SM be amended so as to permit the Bill of Lading, Shipping Tickets and/or Invoices to be marked or labeled in accordance with the requirements of the resolution adopted November 3, 1954 under Cal. No. 741-53-SM in lieu of stamping or labeling the bundles or cartons in which the material is shipped on condition that the requirements of the resolution adopted November 3, 1954 under Cal. No. 741-53-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 3, 1954 in accordance with the above report.

309-46-SA

APPLICANT—Wayne Home Equipment Company, Inc., owner.

SUBJECT—Application for consideration—reopened November 29, 1955 as to amendment to resolution as to marketing under additional trade names—re Wayne Oil Burner, Model O; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 309-46-SA

Subject: Amendment to resolution as to marketing under additional trade names.

Wayne Home Equipment Company, Fort Wayne, Indiana requested by letter dated October 27, 1955 that the resolution adopted July 9, 1946 and amended through March 23, 1954 be amended so as to permit the approved oil burner to be marketed under additional trade names. The application was reopened by a vote of the Board November 29, 1955.

Recommendation

The Committee on Test recommends that the resolution adopted July 9, 1946 and amended through March 23, 1954 under Cal. No. 309-46-SA be amended so as to permit Wayne Oil Burner E (approved by the Board March 23, 1954 under Cal. No. 309-46-SA) to be marketed by the Timken Silent Automatic Division of Scaife Co. Under the trade name of Timken Oil Burner, Model OCO-21, by Jackson and Church Company under the trade name of Jackson & Church Oil Burner, Model OE and by the Chrysler Corp. under the trade name of Chrysler Oil Burner, Models 5867-1, 5880-1,

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5810-1 and 5813-1 on condition that the requirements of the resolution adopted July 9, 1946 under Cal. No. 309-46-SA are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 9, 1946 through March 23, 1954 in accordance with the above report.

982-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopened January 17, 1956 as to amendment to resolution as to change of name—re Gold Bond Acoustipanel System (sound absorption and fire-resistant ceiling); previously approved.
APPEARANCES—

For Applicant: John K. Hovind.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 982-54-SM

Subject: Amendment to resolution as to change of name.

National Gypsum Company, Buffalo, New York requested by letter dated December 13, 1955 that the resolution adopted June 28, 1955 under Cal. No. 982-54-SM be amended so as to permit a change in name of the approved acoustical system. The application was reopened by a vote of the Board on January 17, 1956.

Recommendation

The Committee on Test recommends that the resolution adopted June 28, 1955 under Cal. No. 982-54-SM be amended so as to permit the Gold Bond Acoustipanel System; approved June 28, 1955 under Cal. No. 982-54-SM to be marketed under the name of Gold Bond Panelcoustic System on condition that the requirements of the resolution adopted June 28, 1955 under Cal. No. 982-54-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 28, 1955 in accordance with the above report.

297-55-SA

APPLICANT—Besser Metal Products, Corp., owner.

SUBJECT—Application March 30, 1955—Besser Horizontal Oil Burning Furnaces, Z-90, Z-125, Z-190, Z-250 and Z-400 approval of.

APPEARANCES—

For Applicant: J. Gordon Kaveny.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 297-55-SA

Subject: Besser Horizontal Oil Burner Furnaces Models Z-90, Z-125, Z-190, Z-250 and Z-400.

The Besser Metal Products Corp. of Charlotte, N. C., filed March 30, 1955 by their agent, J. Gordon Kaveny PE, an application with the Board of Standards and Appeals for approval of the Besser Horizontal Oil Burning Furnaces Models Z-90, Z-125, Z-190, Z-250 and Z-400 under the provisions of C19-570 administrative code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

Oil fired furnaces for domestic and commercial heating.

Description

These furnaces consist of a sheet steel cabinet approximately ten feet in length and 30 inches in width and height arranged to be suspended horizontally from the ceiling and insulated on the inside and containing a blower. 1/2 HP motor and air filters, on the outside and attached to the cabinet is an approved Quiet Automatic oil burner with a fan and limit switch control and stack switch, thermostat, T86, Minneapolis-Honeywell or White Rogers controls. A test of the flue gas indicated 11.5% CO₂.

Inspection and Test

A model of the furnace was inspected and tested and test at 17 to 19 Grove St., Montclair, N. J. and found to operate as designed. Present at the Test were Chief Engineer Leslie V. Huber of the Committee on Test and J. G. Kaveny representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Besser Horizontal Oil Burner furnace, Models Z-90, Z-125, Z-250 and Z-400, for use in New York City with fuel oil not heavier than #2 U. S. Dept. of Commerce standards, provided each furnace has a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. #297-55-SA." The Committee further recommends that these units shall not be installed in garages or places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

314-55-SM

APPLICANT—Frederick Blank and Co., Inc., owner.

SUBJECT—Application April 11, 1955—Permon (wall covering), approval of.

APPEARANCES—

For Applicant: James M. Dowd.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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THE VOTE TO REOPEN AND TO RECONSIDER—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 314-55-SM

Subject: Permon (wall covering).

Fredrick Blank and Company, Inc., New York filed April 11, 1955 an application with the Board of Standards and Appeals for approval of the material known as Permon (wall covering) under the provisions of C26-667.0.7.b Administrative Building Code.

Purpose

The material is to be used as a veneering material when placed upon an incombustible backing.

Description

The material is basically a woven cotton fabric and having a facing of vinyl film bonded to one face of the fabric. The total weight is 25 oz. per sq. yd. and the overall thickness is 0.035 inches.

Inspection and Test

The material was tested at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and was found to comply as to thickness. The material will burn in itself when not applied to an incombustible backing.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Permon (wall fabric) 0.035 inches in thickness for use as a veneering material under the provisions of C26-667.0.7.b Administrative Building Code on condition that each container or wrapper in which the material is marketed shall be stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 314-55-SM."

The Committee further recommends that nothing in this recommendation shall permit the use of this material in public halls in Multiple Dwellings as prohibited under Section 101, 142, 146, 148 and 149 of the Multiple Dwelling Law.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer.

GEORGE F. SKLENARIK,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report *on condition* that the fabric shall not support combustion and shall be attached to plaster or other approved material by an approved method.

835-55-SA

APPLICANT—S. J. Dowling, for Eureka Williams Co., Division of Henney Motor Co., Inc., owner.

SUBJECT—Application October 17, 1955—Williams Oil-O-Matic Hi-Pressure Oil Burner, Model 5520F, approval of.

APPEARANCES—

For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Applicance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 835-55-SA

Subject: Williams Oil-O-Matic Hi Pressure Oil Burner, Model 5520F.

S. J. Dowling for Eureka Williams Company, Division of Henney Motor Company, Inc., Bloomington, Illinois filed October 17, 1955 an application with the Board of Standards and Appeals for approval of the Williams Oil-O-Matic Hi Pressure Oil Burner, Model 5520F under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a conversion oil burner.

Description

This is a mechanical draft gun type oil burner for use with hot water or steam boilers or warm air furnaces in domestic and commercial installations and consists of the following assembly Fan Motor, Blower Housing, Fuel Unit and Transformer. The fuel Unit consist of a Tuthill or equal pump, having strainer and pressure regulating valve. The ignition Transformer is a 10,000 volt of the Dongan Type. The fan used on this model was of the squirrel-cage type. The fuel oil used is not heavier than No. 2 U. S. Dept. of Commerce Standard. The capacity ranges from 0.60 to 2.25 gal. per hr. The controls consist of Minneapolis Honeywell Stack Switch RA-117, White Pressuretrol and Minneapolis Honeywell aquastat.

Inspection and Test

A model of the burner was inspected and tested at 739 Logan Avenue, Bronx, in the presence of Asst. Engr. J. A. Darts of the Engineering Division of the Committee on Test and Messrs. Spindler, Haus and Alexander representing the manufacturer. With the oil supply cut off and a cold combustion chamber the burner was put into operation and the controls functioned and shut the burner down in 70 seconds. The burner was then put into operation and during the period of test the controls functioned as designed. There were no flarebacks and the flame was free from smoke and soot. The combustion chamber showed no undue carbon deposits and analysis of the flue gases with a stack temperature of 400° F. showed a CO₂ content of 9.2%. The burner was also approved by the Underwriters Laboratory under Miscellaneous Petroleum 1133. Application No. 46C 1655 July 12, 1955.

Recommendation

On the basis of the foregoing data and test the Committee on Test recommend the approval of Williams Hi-Pressure Oil Burner 5520F for use in domestic and commercial installations in N. Y. C. with fuel oil not heavier than No. 2 U. S. Dept. of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burners have a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 835-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

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836-55-SA

APPLICANT—S. J. Dowling, for Eureka Williams Co., Division of Henney Motor Co., Inc., owner.

SUBJECT—Application October 17, 1955—Williams-Oil-O-Matic Hi-Pressure Conversion Oil Burner, Model 5520, approval of.

APPEARANCES—

For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 836-55-SA

SUBJECT: Williams Oil-O-Matic Hi Pressure Oil Burner, Model 5520.

S. J. Dowling for Eureka Williams Company, Division of Henney Motor Company, Inc., filed October 17, 1955, an application with the Board of Standards and Appeals for approval of the appliance known as the Williams Oil-O-Matic Hi Pressure Oil Burner 5520, under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a conversion gun type oil burner.

Description

This is a mechanical draft gun type oil burner for use with hot water or steam boilers or warm air furnaces in domestic and commercial installations and consists of the following assembly Fan Motor, Blower Housing, Fuel Unit and Transformer. The fuel Unit consists of a Tutthill or equal pump, having strainer and pressure regulating valve. The ignition Transformer is a 10,000 volt of the Dongan Type. The fan used on this model was of the squirrel-cage type. The fuel oil used is not heavier than No. 2 U. S. Dept. of Commerce Standard. The capacity ranges from 0.60 to 3.00 gal. per hr. The controls consist of Minneapolis Honeywell Stack Switch RA-117, White Pressure-trol and Minneapolis Honeywell aquastat.

Inspection and Test

A model of the burner was inspected and tested at 643 East 32nd St., Brooklyn, in the presence of Asst. Engr. J. A. Darts of the Engineering Division of the Committee on Test and Messrs. Spindler, Haus and Alexander representing the manufacturer. With the oil supply cut off and a cold combustion chamber the burner was put into operation and the controls functioned and shut the burner down in 70 seconds. The burner was then put into operation and during the period of test the controls functioned as designed. There were no flarebacks and the flame was free from smoke and soot. The combustion chamber showed no undue carbon deposits and analysis of the flue gases with a stack temperature of 400° F. showed a CO₂ content of 9.2%. The burner was also approved by the Underwriters Laboratory under Miscellaneous Petroleum 1133. Application No. 46C 1655 Dated July 12, 1955.

Recommendation

On the basis of the foregoing data and test the Committee on Test recommend the approval of Williams Hi-Pressure Oil Burner Model 5520, for use in domestic and commercial installations in N. Y. C. with fuel oil not heavier than No. 2 U. S. Dept. of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burners

have a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 836-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

995-55-SM

APPLICANT—Frederick Blank and Co., owner.

SUBJECT—Application December 8, 1955—Fabron (coated wall covering), approval of.

APPEARANCES—

For Applicant: James M. Dowd.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 995-55-SM

Subject: Fabron (coated wall covering).

Fredrick Blank and Company, Inc., New York filed December 8, 1955 an application with the Board of Standards and Appeals for approval of the material known as Fabron (wall covering) under the provisions of C26-667.0.7.b Administrative Building Code.

Purpose

The material is to be used as a veneering material when placed upon an incombustible backing.

Description

The material is basically a woven cotton fabric and having a facing of vinyl film bonded to one face of the fabric.

The total weight of the material is 5¾ lbs. per roll. 27" wide by 33¼ ft. long and the overall thickness is 0.010 inches.

Inspection and Test

The material was tested at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and was found to comply as to thickness. The material will burn in itself when not applied to an incombustible backing.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Fabron, for use as a veneering material under the provisions of C26-667.0.7.b Administrative Building Code on condition that each container or wrapper in which the material is marketed shall be stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 995-55-SM."

The Committee further recommends that nothing in this recommendation shall permit the use of this material in

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public halls in Multiple Dwellings as prohibited under Sections 101, 142, 146, 148 and 149 of the Multiple Dwelling Law.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

152-56-SM

APPLICANT—Celanese Corporation of America, owner.
SUBJECT—Application February 14, 1956—Celanese Corporation of America Drapery and Bedspread Fabric, type 10/5824-1, approval of.

APPEARANCES—

For Applicant: Donald M. Goerg.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 152-56-SM

Subject: Celanese Corp of America Drapery Fabric, Type 10/5824-1.

D. M. Goerg for Celanese Corp. of America filed February 14, 1956 an application with the Board of Standards and Appeals for the approval of the material known as Celanese Corp. of America Drapery Fabric Type 10/5824-1 under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is to be used for draperies, curtains, etc. in places of public assembly.

Description

The material is basically a pure acetate yarn and part of the yarn by an injection method is the compound identified as TECP which is basically a phosphate.

Inspection and Test

Samples of the material were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts Committee on Test, D. M. Goerg representing the applicant and W. H. Masterson of the Laboratory.

The tests were conducted in accordance with the requirements of the Flameproofing Rules of the Board.

There was no flashing, flaming or glow in any of the samples tested. The material showed a melting or fusing.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test concludes that the material identified as Celanese Corp. of America Drapery Fabric, Type 10/5824-1 possesses inherent flameproofing properties and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that each wrapper or container in which the material is marketed shall be stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 152-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

242-56-SM

APPLICANT—The Jennison-Wright Corp., owner.
SUBJECT—Application March 8, 1956—Kreolite Flexible Strip End Grain sizes 1½" Wood Block and Kreolite (Creosoted) End Grain Wood Block, sizes 2", 2½" and 3" depth, approval of.

APPEARANCES—

For Applicant: D. W. Thomson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 242-56-SM

Subject: Kreolite Flexible Strip End Grain Wood Block Size 1½" and Kreolite (creosoted) End Grain Wood Block Sizes 2", 2½", and 3".

Jennison-Wright Corp., New York filed March 8, 1956 an application with the Board of Standards and Appeals for approval of the material known as Kreolite Flexible Strip End Grain Wood Block 1½" and Kreolite (creosoted) End Grain Wood Block Sizes 2", 2½" and 3" under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is to be used for gym flooring and flooring in industrial areas.

Description

The Kreolite Flexible Strip End Grain Wood Block Flooring is manufactured of kiln dried Southern Yellow Pine 2" x 4" cross section assembled in flexible strips two feet to eight feet in length, 1½" in depth, parallel to the grain of the wood and approximately 3½" in width. The strips show end grain only on both the bottom and top surfaces.

The individual blocks are bonded into strips by galvanized steel wire trusses imbedded within their side surfaces at right angles to the grain, and milled for tight fitting, galvanized crimped steel wire splines. The assembled strips are then dressed square and are impregnated with a transparent preservative to protect against absorption of moisture.

The installation is as follows: The blocks are installed on a thoroughly seasoned concrete base which has been finished smooth and level, exactly the depth below the finished floor level corresponding with the depth of the block. The blocks are installed over a membrane of 15 lbs. tarred felt or ⅛" thick flexible cork-board underlayment which is cemented to the concrete base in emulsified adhesive, the top surface of the membrane is given a coating of adhesive about 1/16"

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thick. The strip block flooring is then laid in the adhesive with each strip interlocked to the adjoining strip by steel wire splines. The flooring is then finished.

The Creosoted blocks are of Southern Yellow Pine treated with Kreolite Creosote Oil so there remains in the blocks 6 lbs. of oil per cu. ft. of timber. The blocks are manufactured with two or three lugs on one side and one lug on one end of each block and these lugs are integral part of the wood.

The blocks are installed on a seasoned concrete base. This base is cleaned, given a prime coat of priming oil and then coat of pitch, $\frac{1}{8}$ " thick, after this pitch dries the blocks are then laid. After laying the floor, the surface is flushed with a pitch filler, after the pitch filler has cooled and settled a filler is then applied.

Inspection and Test

Samples of the flooring were inspected by Asst. Engr. J. A. Darts Committee on Test and the construction of the strip flooring was noted. The applicant has also submitted a test result showing the amount of wear resulting when subjected to a rolling load of from 500 lbs. to 750 lbs. At the end of 643,000 revolutions, the wear averaged 0.065 inches.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Kreolite Flexible Strip End Grain Wood Block, Size $1\frac{1}{2}$ " for voluntary use where wood floors are permitted in New York City as a flooring to be placed over a structural floor in Gymnasiums and places of similar usages and the material Kreolite (Creosoted) End Grain Wood Block for uses in shops and industrial areas on condition that this flooring shall not be considered as a structural floor and the cartons in which the material is marketed shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 242-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

242-36-SA

APPLICANT—Swirling Oil Burner Mfg. Corp., owner (Independent Oil Co., original owner).

SUBJECT—Application for consideration—reopening for report as to additional trade names—re Swirling Heat Oil Burner, Models A2S, A2L, A2M and B; previously approved.

APPEARANCES—

For Applicant: Irving Berger.

ACTION OF BOARD: Application reopened for report as to additional trade names.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

1144-40-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for report as to amendment as to additional thickness—re Acoustone, (Acoustical Tile) previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to amendment as to additional thickness of material.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

690-45-SA

APPLICANT—Selectrol Engineering Company, owner.

SUBJECT—Application for consideration—reopening for report as to change of model numbers—re Pullman Oil Burner, Atomic Oil Burner, Models 1G, 2G, 3G, 4G and 5G; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to change of model numbers.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional name for marketing—re ABC Oil Burner, Model 52A; previously approved.

APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened for report as to additional names for marketing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

360-50-SA

APPLICANT—ABC Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional name for marketing—re Burnham Oil Burner, Model 55; Home Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A, and P12A; Rybolt Oil Burner Model 55, Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner, Model 55; Cities Service Oil Burner, Model Model CS-55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened for test and report as to additional names for marketing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

895-51-SA

APPLICANT—Mueller Climatrol, owner. (Clewett Equipment Co., agent).

SUBJECT—Application for consideration—reopening for test and report as to additional models—re Mueller Climatrol Oil Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215, 216, 218, 219 and 253; previously approved.

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APPEARANCES—

For Applicant: Paul T. Stephenson.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

719-53-SM

APPLICANT—Goodall-Sanford, Inc., owner.

SUBJECT—Application for consideration—reopening for test and report as to additional use of fabric—re Redo 7327-4042 BCO Grain (flame-proofed fabrics); previously approved.

APPEARANCES—

For Applicant: Robert F. Daughters.

ACTION OF BOARD: Application reopened for test and report as to additional use of fabric previously approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

165-54-SM

APPLICANT—Roddis Plywood Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to amendment for larger sizes—re Rodisraft Protex Fire Door; previously approved.

APPEARANCES—

For Applicant: Eugene M. Ford.

ACTION OF BOARD: Application reopened for report as to amendment for larger size.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

52-56-SA

APPLICANT—Acme National Sales Company, Inc., owner.

SUBJECT—Application for consideration—reopening for report as to additional model—re Acme Refrigerator-Range (gas-fired), Model RG5F; previously approved.

APPEARANCES—

For Applicant: Irving Horowitz.

ACTION OF BOARD: Application reopened for test and report as to additional model numbers.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

487-49-A—Vol. II

APPLICANT—William A. Giesen, for John Tricarico, owner.

SUBJECT—Application reopened March 20, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—579-585 East 184th street, north side, 72.47 ft. east of Hoffman street, Block 3065, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 8, 1956, on Alt. App. 644/55 reads:

"1. The proposed use of offices in a frame building on the second floor is contrary to Sect. 4.2.1.

"2. The use of bearing partitions in a commercial building is contrary to Sect. 8.7.1(d).

"3. Provide two means of egress as per Sect. 6.4.1.2(b)."

and

WHEREAS, the applicant states the building is 2 stories, 25 ft. in height, 57.5 ft. front by 40 ft. and 64 ft. in depth, of class 4 construction, erected 1906, on a lot 57.88 ft. front by 80.78 ft. and 108.16 ft in area, in a business use, B area, class 1¼ height district and used and occupied since 1950 as follows: Cellar—storage and boiler room, no persons; 1st floor—4 stores, 8 persons; 2nd floor—vacant, for which no certificate of occupancy has been issued. It is now proposed to change the use and occupancy of the building as follows: Cellar—storage and boiler room, no persons; 1st floor—4 stores, 8 persons; 2nd floor—offices, 17 persons; the building is provided with two interior stairs of wood construction, 2 ft. 7 in. and 3 ft. in width, enclosed in partitions of wood studs covered with 26 gauge metal; doors to stairhall enclosure are wood not self-closing; stairs lead direct to street and are provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the building was erected in 1906 for use as stores on the first floor and dwelling on the second floor; that in 1926 under Alt. App. 445 of 1926, the second floor was extended to the depth of the then existing first floor with two stairs as indicated on plans, including a rearrangement of partitions and addition of toilet facilities; that in 1943 plans were filed on behalf of a prior owner to change the use of the second floor to factory; that this application was approved after examination of the Department records showing the occupancy to be lofts under Alt. App. 445/26; that the plans having been approved, the owner employed a contractor to do the work and the contractor received the permit and the alteration was completed and application filed for certificate of occupancy; that upon checking the record the Borough Superintendent discovered that Alt. App. 445/26 had not been approved as originally proposed but that objections had been raised and amendments filed with the result that the permitted occupancy of the second floor for lofts was not changed and remained for the dwelling use and the application for certificate of occupancy denied and the previously issued permit revoked; that the owner then attempted to obtain approval of the Board under Cal. No. 487-49-A, Vol. I, and such application was denied by the Board October 3, 1950 and the factory use was vacated from the second floor and the second floor has remained unoccupied since; that the present owner took title on December 20, 1953 and is now desirous of obtaining use of the second floor for offices; and

WHEREAS, the applicant contends that the present arrangement of partitions and lighting make the premises highly desirable for offices on the second floor; that there are two remote stairways leading to the first floor with stairhalls leading direct to the street; that the stairs and halls are well lighted and the enclosures are of wood stud covered with 26 gauge metal; that the second floor area is less than 2,500 sq. ft. and the building is less than 75 ft. in height and the easterly stair is 3 ft. in width with one inch projections of strings thereby conforming to Section C26-292.0 and the exits from the second floor are in accordance with the Code; and

WHEREAS, the applicant requests that in view of the fact that the arrangement of rooms and the location of the

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building make the proposed use as offices desirable, that to be required to rearrange for occupancy as a dwelling would cause practical difficulty for the owner, by arranging for ventilation of any interior room and attempting to rent the space as a dwelling, due to the business nature of the neighborhood it is requested that the Board grant a variance as herein proposed; and

WHEREAS, the premises was inspected by a committee of the Board; the committee noted that this matter was before the Board previously and was denied for the reason that the proposal was for manufacturing, the present proposal is for office use only and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated February 8, 1956, acting on Alt. 644/55, Objections 1, 2 and 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the building shall be maintained in accordance with plans filed with this appeal marked "Received February 17, 1956" (2 sheets); that the space on the second floor shall be occupied for offices only; that there shall at no time be any manufacturing carried on; and that such portable fire-fighting appliances shall be maintained throughout such second floor as the Fire Commissioner shall direct.

447-55-A—Vol. II

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent re construction and egress.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Theodore Jung.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 18, 1956 on Alt. App. 1629/56 reads:

"1. Proposed change of use to a commercial school in a class 3 (non-fireproof) structure 4 stories and 59' high violates Sec. 4.2.1 Bldg. Code.

"2. Proposed use of building for school use on 2nd, 3rd, and 4th floors with only one enclosed stair and a fire escape as shown is in violation of Sec. C26-273.0 and Sec. C26-292.0.

"Note—Previous consideration of conjunctive use of fire escape by adjoining theatre—Call 447-55-A Bd. Stds & Appeals."

and

WHEREAS, the applicant states that the building is four stories, 59 ft. in height, 56 ft. 8 in. front, 74 ft. 8 in. in depth at first floor and 36 to 62 ft. in depth at typical floor, of class 3 construction, erected prior to 1913, located in a restricted retail use, and business use, B area, class 2 height district, and used and occupied since prior to 1913 as follows: basement—boiler room, coal room, store room, and motor room; 1st floor—store, building entrance, theatre lobby and theatre exit, 3 persons; 2nd, 3rd and 4th floors—factory, 40 persons, per floor; no change in use or occupancy is proposed except for the 2nd, 3rd and 4th floors, which will be changed to commercial school with 40 occupants per floor; the building is provided with one interior 3 ft. 8 in. wide steel stairs, enclosed in brick and in partitions of metal lath and cement plaster equipped with kalemien self-

closing doors and leading from roof bulkhead direct to street and one exterior stairs located in the court; and

WHEREAS, under Cal. No. 447-55-A, Vol. I, the Board modified a decision of the Borough Superintendent on N.B. App. 534/55 so as to permit the existing rear fire escape on the theatre to be used as a secondary exit from the building in question which was then used as a factory, such variance to continue so long as both buildings are under the same ownership, management and control and are not structurally separated, and

WHEREAS, the applicant states that in addition to the existing 3 ft. 8 in. wide interior steel stair with fire retarded enclosure leading from bulkhead to street, all ceilings throughout the building are fire retarded with wire lath and gypsum plaster; and

WHEREAS, the applicant contends that the entire building has been vacant since 1935 when the previous tenant vacated due to the widening of the street and the taking of a portion of the property by the City and it has been impossible to secure a tenant for the premises except that a commercial school has now proposed to rent the building and to use the entire 2nd, 3rd and 4th floors as a business and commercial type school; that the students in the proposed school will not at any time be children of kindergarten or grade school age; that the size of the classes will be of a restricted nature since the total of any floor will be limited to 40 persons, as at present; that the premises are completely separated from the theatre portion by a fire wall; and

WHEREAS, the applicant contends that Section 6.1.2.3 of the Building Code requires 15 sq. ft. per person for classrooms in schools and as the total number of occupants on any floor will be 40 and as the area of the second floor is 1750 sq. ft. and the 3rd and 4th floors 1900 sq. ft. each, this will provide approximately 44 sq. ft. per person on the 2nd and 48 sq. ft. per person on the 3rd and 4th floors; that under the provisions of Section 6.1.2.2.3. (a) 2 of the Code, only one exit is required for structures with floor areas of less than 2500 sq. ft. having a height of 75 ft. with an occupancy of 50 sq. ft. or more per person, that the total number of persons that may be accommodated in classrooms is exceeded only by 2 sq. ft. on the 3rd and 4th floors and 6 sq. ft. on the second floor; that the existing interior steel stairs has a capacity of 47 persons per floor as against the proposed occupancy of 40 persons per floor; that in addition to this normal exit stairs the fire escape exits at the rear providing direct passage to the roof and to the street; that this fire escape is under constant supervision and maintenance by the theatre management; that in addition the building is equipped with an elevator; and

WHEREAS, the applicant contends that since the building was designed 120 lbs. per sq. ft. liveload that it is more than adequately structurally safe for the proposed use which requires only 60 lbs. per sq. ft.; that the proposed occupancy is more closely related to an ordinary office, business or commercial use and the number of occupants proposed is less than would be permitted in office or business buildings; that under Sec. C26-254 a commercial building could be 50 ft. and 4 stories in height; that the existing building exceeds the height limitation by only 9 ft.; it is therefore requested that this appeal be granted so as to permit the use and occupancy as herein proposed; and

WHEREAS, the representative of the applicant states that the permission granted by the Board by resolution adopted November 29, 1955, to occupy the building throughout above the first floor as a factory has not been put into use; that the building is still vacant and is now under consideration by a proposed tenant for a business and commercial school.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1955 by adding thereto:

"that in the event the owner finds it impracticable to rent the premises for factory use, such floors may be permitted for business and commercial school as proposed and as indicated on plans marked 'Received May 22, 1956' (5 sheets), and as passed on by the Borough Superintendent under Alt. App. 1629/56, dated May 18,

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1956, Objections 1 and 2, *on condition* that the building shall not be increased in height or area; and that the requirements as permitted for factory use by resolution adopted November 29, 1955 shall be adhered to as to the proposed use as a business school."

156-56-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment as to location of stairs—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—234-240 East 54th Street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 22, 1956, on certain conditions; and

WHEREAS, the application requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1956, only as to the location of the stair, so that as *amended* this portion of the resolution shall read:

"in the event it is desired to change the location of the stair so as to permit such stair to be moved against the west wall of the building, as now proposed and shown on plans filed with this request for amendment marked 'Received July 3, 1956', (3 sheets), and as acted on by the Borough Superintendent under Alt. App. 142/55, objection dated June 29, 1956, such change may be permitted, *on condition* that in all other respects the resolution above cited shall be complied with."

459-56-A

APPLICANT—Goldwater and Flynn, for Fifty West Forty-Fourth Corp., owner.

SUBJECT—Application June 21, 1956—Appeal from a decision of the borough superintendent, re fire windows.

PREMISES AFFECTED—48-76 West 44th street, 51-75 West 43rd street and 1120-1136 Avenue of The Americas, east side, from West 43rd to West 44th streets, Block 1259, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: L. R. Colman and D. Ehresman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 28, 1956, re Alt. App. 580/56 reads:

"1. Provide fire windows—Sec. 263 L.L."

and

WHEREAS, the applicant states the building is 5 stories, 59 ft. 2 in. in height, 200 ft. 10 in. front by 240 ft. in depth, Class 1 construction, erected in 1953 in a retail use, D area

Class 2 height district, used and occupied since 1954: cellar—garage and mechanical equipment, 10 persons; 1st floor—garage, 50 persons; stores, 300 persons; 2nd and 3d floors—garage, 10 persons each; 4th floor—offices and factory, 412 persons; 5th floor, offices—412 persons, for which Certificate of Occupancy No. 42079 was issued February 15, 1954; the building is now proposed to be increased to 8 stories, 99 ft. 1½ in. in height, Class 1 construction, used and occupied without change except for the new stories which will be occupied as follows: 6th floor—offices, 360 persons; 7th and 8th floors, offices, 360 persons each; roof—elevator machine rooms, cooling tower and water tanks, 10 persons. The building is provided with a 2-source sprinkler system in cellar and on the 4th floor; there is an approved interior fire alarm system; there are three interior stairs and one fire tower; and

WHEREAS, the applicant states this appeal is for a variance to permit aluminum windows on the street front of the proposed extension in height of subject premises and to permit the continuance of the existing street front windows on existing portion of the building; and

WHEREAS, the applicant contends that to be required to comply with the provisions of the Labor Law will result in practical difficulty and unnecessary hardship on the owner and it is therefore requested the Board grant a variance to permit the construction of the windows as proposed and shown on filed plans and to permit existing windows to remain on existing portion on the street front of the building.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 580/56, Objection No. One and that the appeal be and it hereby is *granted*, to permit metal windows as proposed for the new stories as shown on plans filed with this appeal marked "Received July 9, 1956", (9 sheets), *on condition* that the building shall not be increased beyond the presently proposed height of approximately 99 ft.; that there shall be no factory occupancy in the building except that the present factory occupancy on the fourth floor may be continued; and that the building in all other respects shall comply with all laws, rules and regulations applicable thereto.

180-55-A

APPLICANT—Arthur Jovis, for Trine Manufacturing Co., owner.

SUBJECT—Application March 9, 1955—filed pursuant to section 35, of the General City Law re proposed extension in bed of a mapped street—Ferris place.

PREMISES AFFECTED—1430 Ferris place, north side, 100 ft. west of Kirk street, Block 3859, Lots 1 and 7, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

483-49-A—Vol. II

APPLICANT—Leonard F. Rothkrug for Gregory Majzlin, owner.

SUBJECT—Application reopened May 22, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re extension of nursing home.

PREMISES AFFECTED—1480-1490 New York avenue, northwest corner of Farragut road, Block 4996, Lot 1, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for consideration of revised plans as to psychotherapy space.

637-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Midwood Manor Nursing Home, owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—966-970 Ocean parkway, west side, 140 ft. north of Avenue J. Block 6518, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Albert M. Leavitt.

For Opposition: H. A. Mackler, M. L. Schneiderman, F. L. Mackler, Thomas A. Paul and Joseph Hamerschlag.

For Administration: Samuel L. Becker, Dep't of Buildings and Joseph A. Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; applicant to submit affidavits of ownership and correct plans.

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III—re Approval from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Selig Kaplan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for further consideration and decision; hearing closed.

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner.

SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent, re use of frame structure for school use.

PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application November 30, 1955—Appeal from a decision re an order of the fire commissioner—re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: M. H. Massler.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 11, 1956, at 2 P. M. at request of the applicant, awaiting approval of plans by the Department of Buildings.

448-56-A

APPLICANT—Julius Eckmann, for Eldicon Corporation, owner.

SUBJECT—Application June 18, 1956—Appeal from a decision of the borough superintendent—re egress, etc.

PREMISES AFFECTED—9-15 Murray street, north side, 155 ft. 5¾ in. west of Broadway, Block 134, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Julius Eckmann.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF THE BOARD—Laid over to July 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

495-56-A

APPLICANT—Robert Teichman, for Astor Holding Corp., owner.

SUBJECT—Application June 25, 1956—Appeal from a decision of the borough superintendent, re sprinkler system.

PREMISES AFFECTED—756-770 Broadway, and 133 East 8th street, northeast corner, entire block bounded by Broadway, 4th avenue, East 8th and East 9th streets, Block 554, Lots 1 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia and David Rapaport.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A.M. applicant to file new decision of the Borough Superintendent, statement of proposal for basement, and new sprinkler system on fifth floor.

496-56-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Davidson, for Tenth and 37th Corporation, owner.

SUBJECT—Application July 11, 1956—Appeal from a decision of the borough superintendent, re Class III building, factory use, re exits, doors, live load, etc.

PREMISES AFFECTED—477-483 10th avenue and 508 West 37th street, southwest corner, Block 708, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: David I. Shivitz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

756-20-BZ—Vol. II

APPLICANT—Bernard Trencher, for Fordham Plaza Auto Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of motor vehicle repair shop to existing storage garage, bowling alley and stores.

PREMISES AFFECTED—4741-4751 Park avenue, northwest corner of East 189th street and 2494-2500 Webster avenue, east side, 49.11 ft. north of East 189th street, Block 3033, Lot 4, Borough of The Bronx.

APPEARANCES—

For Applicant: Bernard Trencher.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on February 10, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1921, as thereafter *amended* by resolutions adopted through April 16, 1945, and resolution adopted on February 10, 1953, by adding thereto:

“that in the event the lessee of the garage portion of the building, as formerly permitted for the Bates Chevrolet Corporation as a service station, is transferred to a similar Chevrolet dealer, i.e. S. M. Rose, Inc., the requirements of the resolutions above cited may continue to apply.” (Alt. 843/52)

413-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction of existing gasoline service station, part of which is to be discontinued and extension of existing uses to include motor vehicles waiting to be serviced.

PREMISES AFFECTED—9-33 Ocean avenue, east side, 100 ft. west of Flatbush avenue, Block 5024, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For administration: Samuel L. Becker, Dep’t of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 7, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawing submitted as being in substantial compliance with the Board’s requirements, were approved on November 10, 1953; and

WHEREAS, the resolution was amended on December 22, 1953 and October 5, 1954; and

WHEREAS, time to obtain permits and complete the work was extended on October 5, 1954 and June 7, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, as thereafter *amended* by resolutions adopted through June 7, 1955, only so far as it refers to the parking of cars awaiting service, so that as *amended* this portion of the resolution shall read:

“that there may be parking and storage of motor vehicles so placed as not to interfere with the operation of the accessory building and the gasoline dispensing system;

and to extend the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that all permits have been obtained except a certificate of occupancy and all work has been completed, that all permits required and a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution” (N.B. 293/51.)

1470-39-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Joseph Guffanti, owner.

SUBJECT—Application for consideration—reopening as to amendment as to curb cuts—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of a gasoline service station.

PREMISES AFFECTED—2902-2912 Ocean Parkway, southwest corner of Neptune avenue, Block 7276, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep’t of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 14, 1940, on certain conditions; and

WHEREAS, the resolution was amended and plans submitted as being in substantial compliance with the Board’s requirements, were approved on February 21, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 14, 1940, as thereafter *amended* by resolution adopted on February 21, 1950, by adding thereto:

“that with the approval of the Commissioner of Parks, the curb cuts may be as follows: two 25 ft. curb cuts to Ocean Parkway and two 20 ft. driveways over the 30 ft. restricted setback on Ocean Parkway, with 15 ft. between the pump islands and landscaped area curbing, as shown on revised plan marked Received June 29, 1956 (one sheet), and as passed on by the Borough Superintendent under BN App. 1160/56, disapproved June 6, 1956, and as approved by the Department of Parks under date of May 23, 1956, *on condition* that in all other respects the resolutions above cited shall be complied with where not inconsistent with the terms of this *amended* resolution.”

309-40-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Domenick Salzone, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use, C area district, for a term of years, the maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—125-127 Carroll street, north side, 129 ft. west of Henry street, Block 349, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep’t of Buildings.

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ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I on February 11, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on July 19, 1955; and

WHEREAS, the term of variance was extended on June 14, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 11, 1941, as thereafter *amended* by resolutions adopted through June 14, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." BN 3859/39.

414-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Mildred Slotkow, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and local retail use district, the extension in area of existing parking and storage of motor vehicles (previously granted by the Board for lot 16 and extended from time to time).

PREMISES AFFECTED—2914-2926 West 17th street, west side, 100 ft. south of Mermaid avenue and 2913-2915 West 19th street; east side, 100 ft. south of Mermaid avenue, Block 7061, Lots 14 and 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on July 20, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 12, 1941, as thereafter *amended* by resolutions adopted through July 20, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

" * * * *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 596/54.)

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski Street Corp., owner. (Eskay Carpet Company, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of fifteen years, the change in use from paper box manufacturing on the 1st and 2nd floors (previously granted by the Board) to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on 1st floor and on the 2nd floor to manufacture of counters, bars, tables, polishing, drilling and cutting of metal shapes, storage and wrapping of metal shapes on floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue, Block 1773, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION:

WHEREAS, this application was amended by the Board as Vol. III, on June 29, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 31, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, the work is completed and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained, all work completed and a certificate of occupancy obtained within six months from the date of this *amended* resolution." (Alt. 56/54)

16-52-BZ

APPLICANT—Sidney Fischer, for Jeffrey Operating Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—365-369 East 8th street, north side, 183 ft. east of Avenue C, Block 378, Lots 56, 57 and 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Fischer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 20, 1952, on certain conditions; and

WHEREAS, the term of variance was extended on July 27, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 20, 1952 as thereafter *amended* by resolutions adopted through July 27, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained" (Alt. 1659/51).

737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use D area district, the extension of existing structure using more than the area permitted (previously granted by the Board change of occupancy from non-storage garage and motor vehicle repair shop, to manufacturing use and storage of incombustible materials in open area).

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 12, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 1641/53).

748-53-BZ

APPLICANT—Ingram S. Carner, for William E. Kleinhenz, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 21 of the zoning resolution, permitting in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station and the conversion and extension of existing structure now used as an automobile showroom, to be used as an accessory building for lubritorium, car wash, motor

vehicle repairs, wheel alignment, new and used car shape-up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile showroom, and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portion of plot.

PREMISES AFFECTED—205-01 to 205-19 Northern boulevard and 43-28 to 43-46 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 11, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1954, only so far as it refers to additional gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"storage tanks shall be limited to sixteen 550 gallon approved storage tanks, as passed on by the Borough Superintendent under Misc. App. 620/56, Objection #1, dated June 19, 1956."

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7e, 7i and 7A of the zoning resolution, permitting in the business use district portion of a plot located in a residence and business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic) motor vehicle repairs, storage and sale of accessories and office with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION:

WHEREAS, this Application was granted by the Board on July 12, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that certiorari proceedings have been held and determined and the Board sustained as published in the New York

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Law Journal December 12, 1955, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 1593/54.)

40-55-BZ

APPLICANT—Sokolinsky and Kaplan, for Congregation Ahavath Achim, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use C area district, the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 6, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 6, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Build-
ings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2512/53.)

138-55-BZ

APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owners. (Irving Goodstein, lessee.)

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business and residence use district, the reconstruction and extension in area of an existing gasoline service station, to include lubritorium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories and office.

PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25-07 ft. east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Build-
ings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N.B. App. 228/55).

218-55-BZ

APPLICANT—Charles M. Spindler, for Garden Flushing Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, motor vehicle safety inspection station, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—152-174 Hegeman avenue, south side, from Osborn street to Thatford avenue, 622-626 Osborn street and 549-551 Thatford avenue, Block 3637, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: "

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Build-
ings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 390/55.)

247-55-BZ

APPLICANT—Kitzler and Nurick, for John P. O'Connor owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired—re Appli-
cation (decision of the borough superintendent); previ-
ously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the change in occupancy of first floor from store to restaurant, bar and cabaret, and on the second floor office to res-
taurant.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

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ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 20, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required and a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. 3578/54 as of 6/28/56)

294-55-BZ

APPLICANT—Miles A. Gordon, for 899 Kent Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment to reduce area and height of building—re Application (decision of the borough superintendent); previously granted on condition, under section 9A of the zoning resolution, permitting in the manufacturing and unrestricted use district portion of a plot located in a residence, retail, manufacturing and unrestricted use, ½ times height district, the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue, 132-16 to 132-30 Merrick boulevard 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Miles A. Gordon.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 28, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1955 by adding thereto:

“that in the event the owner desires to reduce the size of the building such reduction in height and area may be permitted as now proposed and as indicated by letter dated July 11, 1956, and as shown on revised plans marked ‘Received July 12, 1956’ (five sheets), *on condition* that in all other respects the resolution above cited shall be complied with where not inconsistent with the terms of this amended resolution.” (N.B. 441/55)

398-55-BZ

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7a, 7c and 7h of the zoning resolution, permitting the extension of a business use into the residence use portion of plot within an existing building,

located in a business retail and residence use district and permitting the parking of motor vehicles in residence use district portion of plot.

PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard and 43-24 and 43-26 214th place, Block 6300, Lot 6, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Tanenbaum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the owner's representative that the construction work as required is approximately 50% finished, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution” (Alt. App. 1435/53).

604-54-BZ

APPLICANT—Boris W. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the addition of catering use of existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 29, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 29, 1955, by adding thereto:

“that in the event the owner desires to serve alcoholic beverages only at the tables in the restaurant, such use may be permitted, as proposed and as passed on by the Borough Superintendent, under B. N. 1423/56, under date of July 11, 1956 and approved by the Housing Division and as shown on plans filed with this request for amendment, marked ‘Received July 13, 1956’, (1 sheet), *on condition* that the double door to the lobby shall be closed with approved masonry and the single door from the kitchen to the rear public hall shall be

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similarly closed, so that there shall be no means of entering the restaurant from any part of the multiple dwelling; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the requirements of the resolution as adopted this day; that the requirements of resolution adopted March 29, 1955, shall be complied with in all respects except where inconsistent with the terms of this resolution; and that a new certificate of occupancy shall be obtained."

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to rehear under new section, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 21 of the zoning resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—28-14 to 28-20 21st street, 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. III, subject to the regular procedure, for rehearing under new section of the Zoning Resolution, namely, Section 7f, previously denied under Section 21.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. V as to consider alteration and changes of use, subject to regular procedure—re Application (decision of the borough superintendent); previously denied under section 7e of the zoning resolution, permitting in a residence and business use C area district, the extension to existing gasoline service station, auto showroom and parts department.

PREMISES AFFECTED—94-15 to 94-23 Northern boulevard, 32-45 to 32-61 Junction boulevard, northeast corner and 32-44 to 32-60 95th street, Block 1424, Lots 32 and 33, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. V, subject to the regular procedure, to consider alterations and change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

100-47-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Dr. Robert Wallis, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21, of the zoning resolution, permitting in a residence use district, the extension to existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of Fifth avenue, Block 1382, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, for hearing on same date as Cal. 519-56-A, subject to regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

472-48-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Dabrand Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a business building (non storage garage for not more than five motor trucks) using more than the permitted area and without the required rear yard.

PREMISES AFFECTED—38 East 9th street, south side, 193 ft. west of Avenue D, Block 378, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

267-49-BZ—Vol. II

APPLICANT—Jacob Lubroth & Son, for Aaron Bring Chevrolet Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h and 7A of the zoning resolution, permitting in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—2920-54 West 20th street, 2001-17 Surf avenue, northwest corner, Block 7059, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

2-52-BZ

APPLICANT—Harry Soled, for Wilroth Realty Company, Inc., owner (Harry-Martin, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, per-

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mitting in a business use, C area district, the extension on first floor using more than the area permitted.

PREMISES AFFECTED—1221 Quentin road, north side, 19 ft. 9 $\frac{5}{8}$ in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing September 11, 1956, at 10 A. M., subject to the regular procedure, waiving all requirements except two publications in the Bulletin and filing of new decision of the borough superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy and extension of existing dwelling to a restaurant and refreshments stand for a term of years.

PREMISES AFFECTED—1940 Bruckner boulevard, south side, 347 ft. east of White Plains avenue, Block 3677, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing September 11, 1956, at 10 A. M., subject to the regular procedure, waiving all requirements except new decision of the borough superintendent and to permit two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

91-55-BZ—Vol. II

APPLICANT—Larry Meltzer, for Jecoma Corporation, owner.

SUBJECT—Application for consideration—reopening as to consider revision of plans—re Application (decision of the borough superintendent); previously granted on

condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension in area of existing gasoline service station, and reconstruction and reduction in size of garage for more than five motor vehicles and permitting the inclusion of motor vehicle repair shop and the parking of motor vehicles waiting service, to existing public garage, gasoline service station, greasing and office.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and Isidore Katz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. II, subject to the regular procedure, to consider revised plans.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn in view of Public Library branch opposite.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

Adjourned: 7:00 P.M.

Joseph J. Doyle, Chief Clerk.

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BULLETIN

AUG 28 1956

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 31

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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On July 17, 1956, Copy of Order and Affidavit was served on the
Board by Thaddeus E. Owens, attorney for James Gardner, an
objecting property owner, seeking a review of the Board's determina-
tion on June 12, 1956, granting a variance under Section 7, subdivi-
sions e, f, i and 7A of the Zoning Resolution, to permit for a term of
fifteen years, in a residence and business use district the erection and
maintenance of a gasoline service station, lubritorium, auto wash, motor
vehicle repairs, storage and sale of accessories and an office; Cal. No.
60-55-BZ; premises 1111-1113 Bedford Avenue, Borough of Brooklyn.

* * * * *

On July 18, 1956, Copy of Petition and Order of Certiorari was
served on the Board by Yoswein & Zimmerman, attorneys for M.
Kenneth Boss et al., objecting property owners, seeking a review of
the Board's determination on June 12, 1956, granting a variance under
Section 7, subdivision h, of the Zoning Resolution, for a term of
five years, to permit in a residence and restricted retail use district,
the parking of more than five cars; Cal. No. 630-55-BZ; premises 73-83
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apple Street, Borough of Brooklyn.

* * * * *

On July 24, 1956, Copy of Order to Show Cause and on July 26,
1956, Copy of Order of Certiorari were served on the Board by Leo
A. Conway, attorney for Lazarus Coch, Bella Solomon, Sonia Blate,
Ida Auerbach, Alice Haeder and Helen Moller, objecting property
owners, seeking a review of the Board's action on June 19, 1956,
granting a variance under Section 7, Subdivision h, for a term of
five years, to permit in a residence use district the parking and storage
of motor vehicles and maintenance of a frame building for use as an
attendant's shelter; Cal. No. 515-40-BZ, Vol. III; premises 139-155
Beach 117th Street, west side, 440 ft. south of Rockaway Beach
Boulevard, Rockaway Beach, Borough of Queens.

* * * * *

On July 27, 1956, Copy of Petition and Order of Certiorari was
served on the Board by O'Dwyer & Bernstein, attorneys for petitioners
—Katie Heiss, Emmett Hunt-El, Arlether Hunt-El and Esther Levine,
objecting property owners, seeking a review of the Board's determina-
tion on June 19, 1956, granting a variance under Section 7, sub-
division h, of the Zoning Resolution, to permit in a residence use
district, the parking and storage of motor vehicles; Cal. No. 467-54-BZ,
Premises 940-960 Belmont Avenue, 199-223 Crystal Street and 530-548
Chestnut Street, Borough of Brooklyn.

* * * * *

On July 24, 1956, Copy of Order of Certiorari and Petition was
served on the Board by Abraham Tell, attorney for Agnes Verdi, an
objecting property owner, seeking a review of the Board's determina-
tion on June 19, 1956, granting a variance (further hearing on this
case having been ordered by the Court after reviewing a previous
Orders of Certiorari served other objecting property owners) under

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COURT DECISIONS

COURT DECISIONS

Matter of Park Ave.-Fifty-Ninth St. Corporation vs. Murdock:—On May 8, 1956, the Board denied an appeal under Cal. No. 164-55-A, affirming decision of the Borough Superintendent, acting on Alt. Application 1642-52; also denied an appeal under Cal. No. 816-55-A, affirming decision of the Borough Superintendent, acting on Alt. Application 1127-55—affecting premises 487-495 Park Avenue and 100-108 East 59th Street, southeast corner, Borough of Manhattan.

The premises and surrounding area were inspected by a Committee of the Board and following is the Report of Committee, covering both appeals:

Re: Cal. No. 164-55-A
Cal. No. 816-55-A
Premises: 487-495 Park Avenue, Manhattan

Appeal Cal. No. 164-55-A is to review a decision of the Borough Superintendent, dated January 20, 1955, revoking that provision of the permit which granted permission to reconvert a portion of the building to a theatre.

Appeal Cal. No. 816-55-A is to review a decision of the Borough Superintendent, dated September 13, 1955, refusing permission to reconvert a portion of the building to a theatre as being in violation of the Zoning Resolution. No application for a zoning variance has been filed.

The building is four stories in height, originally erected about 1886. In 1922 it was converted from showrooms and offices to bank use for part of first floor, basement and cellar, and the balance—offices and showrooms. At that time, the building was in a business use district, later in a retail use district, and while in the retail district, the building was altered in 1946 to include a theatre for 500 seats on the street floor, for which Certificate of Occupancy No. 32222 was issued on October 25, 1946. Thereafter the zoning was changed to restricted retail, and a superseding Certificate of Occupancy, issued because of certain changes not affecting the theatre use on April 10, 1947 records the building as in the restricted retail district. In a restricted retail district, adopted as Section 4B in 1935, and amended in 1940, a theatre or motion picture theatre is a prohibited use.

On October 29, 1952, the Park-Fifty-Ninth Corporation, owner, filed an application—Alt. 1642-52—as to theatre and lobby to carry out a temporary revamping to make the premises suitable for the branch bank quarters for a term of two years, pending the erection of a new building across Park Avenue, to which the Bank would later move. Plans were approved November 24, 1952, and the work completed and a Temporary Certificate of Occupancy was issued April 23, 1952, No. 14081 for a term of ninety days. Subsequently, Temporary Certificates of Occupancy were issued every ninety days, each under another number, and the last Temporary Certificate for ninety days was issued January 19, 1955, and this has expired. The following day, January 20, 1955, the Borough Superintendent revoked that part of the approved application Number Alt. 1642 of 1952 and Permit No. 2135-1952, insofar as they permitted reconversion to use as a theatre, stating, "that part of the above proposal for the reconversion, after two years, of the bank space for use as a theatre has been approved in error since these premises are located within a restricted retail use district, where theatres are prohibited by Section 4B (c) of the Zoning Resolution." This decision is the basis of Appeal Cal. No. 164-55-A.

In the opinion of the Committee, the Borough Superintendent unjustifiedly agreed to the proposal to permit a return of the theatre use after the tenancy of the Bank had ended. Undoubtedly the owner may have hoped to be able to rely on this permission, but being beyond the powers of the Borough Superintendent to grant the privilege of re-establishing the former non-conforming use, the permission to do so was ineffective under the terms of Section C26-186.0 of the Administrative Code. Alteration Application No. 1642-1952, since it contained a condition contrary to the Zoning Resolution, was illegally approved.

On July 7, 1955, Alteration No. 1127-55 was filed to restore the premises to theatre use. It is the decision of the Borough Superintendent that is subject to review Cal. No. 816-55-A, his decision reading:

"The proposed conversion of a space within the above subject premises, which is located within a restricted retail district, which has been temporarily approved for use as a bank to that of a motion picture theatre, is in violation of Section 4B (c) of the Zoning Resolution."

The applicant claims that there has never been an abandonment of the right to use the premises for theatre purposes. There can be no question that there was physical abandonment, as a conforming use as a bank was substituted for the non-conforming theatre use.

On the question of intention to abandon, it is clear that both parties to the lease anticipated that the owner might lose its Certificate of the theatre in view of the tenant's conforming occupancy as it is evidenced by the provision in the lease for the tenant to pay the owner a substantial sum in the event he lost the Certificate of Occupancy for the theatre use, but that in the event the lease was renewed for three six-month periods, no such additional payments for loss of Certificate of Occupancy for the theatre was required. The owner actually anticipated the possible loss of his theatre Certificate of Occupancy and provided in the lease for compensation therefor. This, in the opinion of the Committee, indicates an intention to abandon the theatre use.

In the opinion of the Committee, the Appeal—Cal. No. 164-55-A should be denied, and the Appeal under Cal. No. 816-55-A should be denied and the decision of the Borough Superintendent sustained.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

SEAN P. KEATING,
Commissioner,

P. JOSEPH CONNOLLY,
Deputy Chief, Fire Department.

Resolved that the decision of the Borough Superintendent, acting on Alt. App. 1127/55, Objection No. 2 and 4 be and it hereby is *affirmed* and that the application be and hereby is *denied*.

At Special Term, Supreme Court, Mr. Justice Conlon dismissed the petition of Certiorari and sustained the Board. (New York Law Journal July 26, 1956, page 3). Both appeals were decided by the Court simultaneously, in the following decision:—

"In view of the dismissal of the petition upon a companion motion, decided simultaneously herewith, this motion is denied.

Park Ave.-Fifty-Ninth St. Corporation v. Murdock—At the time the petitioner leased the property in question to National City Bank, for a use conforming with the zoning regulations then applicable thereto, it had the right to continue to use the premises for the non-conforming use which had existed prior to the amendment of the zoning regulations. The lease was for about two years, with options to renew in the tenant, for four periods of six months each. The petitioner apparently recognized that the lease for a conforming use might forfeit its existing right to continue the prior non-conforming use, for the lease expressly provided that, if such contingency occurred, the lessee was to pay additional amounts specified in the lease. Petitioner thus took the calculated risk that it might lose its right to revert to the earlier non-conforming use at the expiration of the lease. The question presented on the present application is whether the petitioner, though its intention, as clearly expressed, was to retain the right to resume the non-conforming use after the end of the demised term, could legally effectuate that intention, not withstanding the change in the use for the period of the lease. ¶It seems to be settled that a mere failure to use premises for a prior non-conforming use (i.e., vacancy) does not, in the absence of clear evidence, of a contrary intent, constitute a forfeiture or abandonment of the right to continue the non-conforming use (City of Binghamton v. Gartell, 275 App. Div., 457, 9; 114 A. L. R., 984 et seq.; People ex rel. Westwood Nurseries v. Krentler, N. Y. L. J., January 11, 1946, p. 149). It does not necessarily follow, however, that a change to a conforming use has no effect upon the right subsequently to revert to the non-conforming preceding use merely because the property owner attempts to impose such a qualification upon the grant of the right to the conforming use (see Darien v. Webb, 115 Conn., 581; State ex rel. Turner v. Baumhauer, 234 Ala., 286; People, &c., v. Sheil, 26 N. Y. S., 2d, 188). A holding that a property owner could from time to time lease its property for a conforming use and, nevertheless, retain the right to subsequently revert to an earlier non-conforming use, would be calculated to seriously curtail, if not destroy, the much to be desired possibility that non-conforming uses will ultimately be eliminated. The right to use property for a non-conforming use is likely to grow increasingly valuable. If a property owner could, whenever the opportunity presented itself, lease the property for a conforming use without giving up the right to the non-conforming use, a heavy premium would be placed on the use of that device to perpetuate the non-conforming use in a locality where such use had ceased to be desirable from the standpoint of the public interest. If a two-year lease (with options to renew for an additional two years) for a conforming use, does not affect the lessor's right to revert, at the end of the lease, to an earlier non-conforming use, merely because the lessor, at the time of the lease, expresses its intent to revert, the same conclusion would be necessary even if the lease were of much longer duration and even if a series of such leases were entered into from time to time. In this court's opinion, the proposition contended for by petitioner would, if accepted as valid, do serious damage to the efficacy of our zoning regulations and to the objects which they are designed to attain. ¶The approval by the superintendent of buildings of the application to alter the premises for use by the lessee does not require a holding in favor of petitioner, merely because the application stated "on completion of the new quarters, bank will vacate and space will revert to theatre use." Nor does the fact that an earlier certificate of occupancy permitted the use of the property for theatre purposes prevent the board of standards and appeals, or the court, from preventing the reverter to a non-conforming use notwithstanding the forfeiture of the right to such reverter. The later certificates of occupancy for a conforming use superseded the earlier certificate relied upon by petitioner. ¶The motion to dismiss the petition is granted."

* * * * *

Matter of Cangialosi vs. Murdock:—On December 13, 1955, Board granted a variance under Section 7, subdivisions f and i, of the Zoning Resolution, for a term of fifteen (15) years, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, sale and storage of ac-

COURT DECISIONS

cessories, and permitting the parking and storage of motor vehicles on unbuilt-upon portion of lot, with a curb cut more than the permitted distance from the intersection; Cal. No. 674-52-BZ; premises 21-04—21st Avenue, 21-01 to 21-09—21st Street, southeast corner, Astoria, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Stier sustained the Board in the following decision:

"Motions by respondent board and the intervenor-respondents to vacate the order of certiorari, dismiss the petition upon which it was granted and to confirm the determination of respondent board. The hearing before the board disclosed a conflict of fact, the resolving of which against the petitioners may not be said to be arbitrary, there being evidence in the record to support the determination. Under such circumstances this court is without power to substitute its judgment for that exercised by the board, to whom the statute has given the power to act (cf. *Matter of Rubel Corp'n v. Murdock*, 255 App. Div., 224, aff'd 280 N. Y., 839). Subdivisions (e) and (f) of section 7 of the zoning resolution have previously been sustained (*Eckerman v. Murdock*, 276 App. Div., 927, 928; *Matter of Thomas v. Board of Standards and Appeals*, 263 App. Div., 352, reversed on other grounds 290 N. Y., 109). Accordingly, the court must grant the respective motions and confirm the determination under review. Submit orders."

(New York Law Journal, July 23, 1956, page 4.)

Matter of Bruckenstein vs. Murdock:—On July 26, 1955, the Board granted a variance under Sections 7e and 7h of the Zoning Resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and an office, and permitting the parking and storage of motor vehicles on unbuilt-upon portion of lot; Cal. No. 170-55-BZ; Premises 701-707 Soundview Avenue and 700-708 St. Lawrence Avenue, intersection of Soundview, St. Lawrence and Seward Avenues, The Bronx.

At Special Term, Supreme Court, Bronx County, Mr. Justice Spector sustained the Board in a decision, reading, in part, as follows:

"Petitioners allege that the gasoline service station to be erected pursuant to the variance granted by the board is within 200 feet of a 'school' and is therefore barred by section 21-A of the zoning resolution. This contention is untenable for two reasons: (1) The section, by its terminology, only applies to 'elementary, junior high or high schools,' whether maintained by public authorities, private individuals or religious groups. The section has never been applied, nor can it be extended to include, from its language, any schools giving part time religious training without academic instruction, as is the case here. (2) The 'school' in question is in a building which has a certificate of occupancy for neither a 'school' nor a synagogue but merely for a 'community building.' Since, under the circumstances, no 'school' could legally be operated on those premises, it cannot be said that the zoning resolution was intended to extend to the petitioners' establishment."

(New York Law Journal, July 23, 1956, page 3)

Matter of Fred C. Trump, et al., vs. Murdock:—On May 26, 1953, the Board denied application under Section 7, subdivisions e and h, of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories, and an office, and also to permit the parking and storage of motor vehicles, for a term of fifteen years; Cal. No. 852-52-BZ; Premises 8786-8812—20th Avenue, and 1969-1979 Cropsey Avenue, northwest corner, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Morrissey, Jr., sustained the Board.

Matter of Rosedale Civic Assn., Inc. vs. Beard of Standards and Appeals:—On January 24, 1956, the Board granted a variance under Section 7, subdivision f, of the Zoning Resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non-automatic), minor repairs, office, sales and storage of auto accessories and the parking of cars awaiting servicing; Cal. No. 419-55-BZ; Premises 244-04 to 244-08 Francis Lewis Boulevard, 243-02 to 243-06 South Conduit Avenue, 139-11—243rd Street, Rosedale, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Kusnetz sustained the Board in the following decision;

"Application pursuant to article 78 of the Civil Practice Act for an order reviewing the determination of the respondents granting a variance. Petitioners are a civic organization and several residents of the affected area. While there are preliminary motions and objections of a procedural nature, the court prefers to make its decision on the merits rather than on procedural technicalities. The principal complaint of the petitioners is that respondents have permitted the erection of a gasoline station within 200 feet of a school. This argument is based on the fact that certain classes of religious instruction are held in a community hall owned by the Veterans of Foreign Wars. It appears that this building does not have a certificate of occupancy for use as a school and that, therefore, said building may not legally be used as a school. Under these circumstances, the principal argument of the petitioners is without merit (*Matter of Bruckenstein v. Murdock*, Supreme Court, Bronx County, Spector, J., N. Y. L. J., July 23, 1956). The remaining issues raised by the petitioners are such as reside within the discretion of the respondents. On the record here, it cannot be said that respondents have been arbitrary or capricious in the exercise of their discretion. Accordingly, the application is denied and the petition dismissed. Submit order."

(New York Law Journal, July 27, 1956, p. 6)

Matter of Campbell vs. Murdock:—The Board on January 31, 1956, granted a variance under Section 7, subdivisions f and e, of the Zoning Resolution, to permit for a term of fifteen years, partly in a retail use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, and parking of motor vehicles awaiting service; Cal. No. 675-55-BZ; premises 116-32 (116-14 to 116-46 official) Merrick Boulevard, west side, 124.94 ft. south of 116th Avenue, St. Albans, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Stier sustained the Board in the following decision:

"Separate motions by the respondents constituting the Board of Standards and Appeals of the City of New York and intervenors, William Spiller and Benjamin Siegel, to vacate the order of certiorari, dismiss the petition upon which it was granted and confirm the determination of the respondent board which granted the intervenors a zoning variance pursuant to sections 7(e) and 7(f) of the zoning resolution of the City of New York so as to permit them to establish and maintain for a temporary period of fifteen years a gasoline service station, non-automatic auto washing, lubrication, office and accessory sales, minor repairs with hand tools only and the parking of motor vehicles awaiting service at premises Nos. 116-14 to 116-46 Merrick boulevard in the Borough of Queens, City of New York. ¶The site upon which this gasoline station with accessory uses is to be erected consists of vacant land, irregular in shape. It has a frontage of 365.59 feet on Merrick boulevard and 360 feet in the rear thereof. From a depth of 137.99 feet it narrows down to a depth of 3.97 feet on the northerly lot line. The premises are presently zoned as a 'D' area district and the portion which is within 100 feet of Merrick boulevard is zoned for retail use, the remainder for residence use. ¶Objections to the proposed variance were filed by the owners of eighteen one-family brick dwellings located immediately adjacent to the subject premises, by the owner of a lot adjacent to the site on the south, and by others. After due notice and a complete hearing with an opportunity for those appearing in opposition to interpose any and all objections, an inspection of the site and the neighborhood was made by a committee of the board which thereupon granted the variance under review with certain safeguards. ¶The hearing before the board disclosed a conflict of fact, the resolving of which against the petitioners may not be said to be unreasonable and arbitrary, there being substantial evidence in the record to support the determination. Under these circumstances this court is powerless to substitute its judgment for that exercised by the board to whom the statute has given the power to act (cf. *Matter of Rubel Corp'n v. Murdock*, 255 App. Div., 224, aff'd 280 N. Y., 839). ¶In addition to challenging the determination upon the ground of unreasonableness petitioners claim that subdivisions (e) and (f) of section 7 of the zoning resolution are unconstitutional in that they unlawfully delegate powers to an administrative body without setting up adequate standards. The constitutionality of both subdivisions, however, has already been sustained, of subdivision (e) in *Eckerman v. Murdock* (276 App. Div., 927, 928) and of subdivision (f) in *Matter of Thomas v. Board of Standards and Appeals* (263 App. Div., 352, reversed on other grounds, 290 N. Y., 109). Accordingly, the court must grant the respective motions and confirm the determination under review. ¶Submit order."

New York Law Journal, July 12, 1956, page 6)

CALENDAR

DOCKET

New Cases Filed up to July 24, 1956.

Cal. No. Dept. Premises Affected

520-56-BZ—B.B.—2910-2912 West 21st street, west side, 77 ft. south of Mermaid avenue, Block 7058, Lot 13, Borough of Brooklyn, Alt. 4567-55, re extension of commercial use into residence use district.

521-56-A—B.B.—2910-2912 West 21st street, west side, 77 ft. south of Mermaid avenue, Block 7058, Lot 13, Borough of Brooklyn, Alt. 4567-55, re Class IV construction—commercial use.

522-56-BZ—B.Q.—53-20 to 53-22 Flushing avenue, 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens, Alt. 1302-56, re Parking and Storage—business and retail use districts.

523-56-BZ—B.B.—274-284 Logan street, west side, 104 ft. 10 in. south of Atlantic avenue, Block 4153, Lots 44 and 46, Borough of Brooklyn, N.B. 964-56, re garage for storage of motor vehicles—manufacturing and residence use districts.

524-56-BZ—B.B.—1273-1283 65th street and 6422-6424 13th avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn, N.B. 975-56, re Funeral Parlor, local retail use district.

525-56-SA—National U. S. Radiator Corp., Gas-fired Steam and Water Boilers, Series 16B, manufactured by National U. S. Radiator Corp., Appliance.

526-56-SA—National U. S. Radiator Corp., Gas-fired Hot Water Boilers, Series 11B, manufactured by National U. S. Radiator Corp., Appliance.

Restored to Docket

914-50-BZ—Vol. II—B.Q.—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens, N.B. 327-56, re gasoline service station, auto laundry, repairs, parking of cars—retail use district.

915-50-A—Vol. II—B.Q.—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens, N.B. 327-56 (under section 35, General City Law re premises in bed of mapped street—proposed widening of Metropolitan avenue).

696-48-BZ—Vol. II—B.Q.—75-09 to 75-19 (75-15 official) Northern boulevard and 32-62 to 32-70 76th street, northwest corner, Block 1171, Lot 36, Jackson Heights, Borough of Queens, N.B. 1279-56 re gasoline service station, lubricatorium, minor auto repairs, car washing, etc., and parking and storage of motor vehicles—business use district.

833-52-BZ—Vol. III—B.B.—5916-5930 Foster avenue and 1512-1526 Ralph avenue, southwest corner, Block 7955, Lots 6, 8 and 9, Borough of Brooklyn, Amd. to N.B. 1352-52 re

change in design and arrangement of building and plot and increase in size of lot—retail use district.

544-44-BZ—Vol. IV—B.M.—418-422 East 54th street, south side, 294 ft. east of First avenue, Block 1365, part of Lot 13, Borough of Manhattan, Alt. 785-56 re proposed use as office and showroom—residence use district.

60-54-BZ—Vol. II—B.Bx.—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lots 25 and 29, Borough of The Bronx, N.B. 1320-53 re erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic), motor vehicle repairs and to permit the parking of motor vehicles waiting service—retail use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules ...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ...	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Acces-

CALENDAR

sories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, September 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 11, 1956 for applicant to file revised plans as to new accessory building.

910-54-BZ

APPLICANT—Maxfield Blaufeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubricatorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956, for inspection and decision; then to September 11, 1956, for applicant to file revised plans, eliminating the two greasing pits and the repair work on inside of the building, reduce the curb cut; and show on plan the erection of the two new pumps set back 15 feet, if possible.

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired November 4, 1954—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district the change in occupancy and extension of existing dwelling to a restaurant and refreshment stand for a term of five years.

PREMISES AFFECTED—1940 Bruckner boulevard, south side, 347 ft. east of White Plains road, Block 3677, Lot 62, Borough of The Bronx.

2-52-BZ

APPLICANT—Harry Soled, for Wilroth Realty Co., Inc., owner (Harry-Martin, Inc., lessee).

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired July 17, 1953—re (decision of the borough superintendent) previously granted on condition under section 21 of the

zoning resolution, to permit in a business use, C area district, the extension on first floor using more than the area permitted.

PREMISES AFFECTED—1221 Quentin road, north side, 19 ft. 9½ in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn.

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubricatorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

753-41-BZ—Vol. II

APPLICANT—Julius S. Rapson, for John Scavone, d/b/a Paris Auto Body, owner.

SUBJECT—Application reopened February 27, 1951 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the extension of existing building to be used for auto body repairs, on existing gasoline service station, auto repair shop, ignition, battery and brake service.

PREMISES AFFECTED—185-21 Merrick boulevard, north side, 146.98 ft. east of Montauk street, Block 12711, Lot 18, Springfield Gardens, Borough of Queens.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

558-52-BZ

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U. N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

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218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

810-54-BZ

APPLICANT—Louis Kurtz, for Curt Rahmsdorf, owner.

SUBJECT—Application October 26, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing one family dwelling, without the required set-back.

PREMISES AFFECTED—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7i, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 11, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, September 11, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Lupercos ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

467-56-A

APPLICANT—Stephen Tassini, for Octagon Investors, Inc., owner.

SUBJECT—Application July 3, 1956—filed pursuant to section 35, General City Law re erection of building with accessory parking in bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—56-12 Metropolitan avenue, southwest corner of Forest avenue, Block 3366, Lot 32, Ridgewood, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, September 14, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules, adoption of.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, September 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

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Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 18, 1956, at request of the applicant, to file revised plans.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

357-54-BZ

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district the maintenance of a factory for woodworking, rental, working and manufacturing of electrical equipment, that does not front on a legal street.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. 4½ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

358-54-A

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—filed pursuant to Sec. 36, General City Law re proposed building does not front on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. ¾ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co. Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

CALENDAR

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 18, 1956, at 2 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.

SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner re refrigerating system.

PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 25, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

CALENDAR

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubricatorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date.

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

467-55-BZ

APPLICANT—John F. Fitzsimons, for Katie Zwirn, owner.

SUBJECT—Application June 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage, repair shop and dwelling, to garage, storage and roasting of nuts and dwelling.

PREMISES AFFECTED—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubricatorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21

of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Esposito, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

71-56-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven, owner.

SUBJECT—Application January 31, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and residence use district, proposed parking lot for the parking and storage of more than 5 motor vehicles.

CALENDAR

PREMISES AFFECTED—89-07 to 89-15 (89-15 official)
162nd street, east side, 45.70 ft. south of 89th avenue,
Block 9761, Lots 36 and 39, Jamaica, Borough of Queens.

797-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application October 10, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed change in uses and extension of existing gasoline service station, repair shop, greasing room, office and boiler room to gasoline service station, lubritorium, auto repairs, car washing, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1888 Ralph avenue and 5920-5930 Flatlands avenue, southwest corner, Block 7763. Lots 80, 83 and 86, Borough of Brooklyn.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1. a and part of Lot 32, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 25, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 25, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 2, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 2, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 24, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 10, 1956, were approved as printed in the Bulletin of July 17, 1956, Vol. 41, No. 29.

910-54-BZ

APPLICANT—Maxfield Blaubeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 7A, 7c, 7d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district, the change of occupancy and rearrangement of facilities

from auto laundry and greasing pit on the outside to lubritorium in the building and omission of auto laundry. PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Mayfield Blaubeux.

For Opposition: Joseph Buck and Jacob Albert.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Recessed to July 26, 1956, at 10 A. M. for inspection and decision; hearing previously closed; then laid over to September 11, 1956, for applicant to file revised plans, eliminating the two greasing pits and the repair work on inside of the building, reduce the curb cut; and show on plan the erection of the two new pumps set back 15 feet, if possible; hearing closed.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

MINUTES

SUBJECT—Application September 6, 1955—(decision of the borough superintendent) under sections 7e and 7h, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th avenue, 48-01 to 48-11 60th street, southeast corner and 60-01 to 60-17 Connecting Highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Benjamin L. Levine.
For Opposition: David Minkin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over for consideration as to possible further development in the area, particularly as to the parks about to be developed according to plans of the Park Department; date for decision to be set; hearing previously closed.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: P. D. Concagh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 25, 1956, at 10 A. M. for hearing; Cal. No. 636-54-BZ to be heard the same date.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, at 10 A.M. for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary; hearing previously closed.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 7c and 7i of

the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.
PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 11, 1956, at 10 A.M. for applicant to file revised plans as to new accessory building.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, at 10 A.M. at request of the applicant, to file revised plans; hearing previously closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M.H.C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 25, 1956, at 10 A.M. at request of the applicant, in view of the possible sale of the property for conforming use.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

MINUTES

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Edward Smyth and Minnie Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Recessed to July 26, 1956, at 10 A. M. for inspection and decision; hearing previously closed; then laid over to September 18, 1956, for further inspection if necessary; hearing previously closed.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co.,
SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Kirchenbaum and John P. Fox.

For Opposition: S. Bodian for City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 25, 1956, at 10 A. M. at request of the applicant, to submit revised plans; hearing previously closed.

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Lucie Blaesius, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the conversion of an existing premises consisting of a carpenter shop, dwelling, 10 car metal garage, tire, battery and ignition service to a gasoline service station, lubricatorium, car wash, minor motor repairs, parking and storage of cars.

PREMISES AFFECTED—2165-2175 Southern boulevard and 820 East 182nd street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick Ketcher.

For Opposition: Eugene Russell and S. Bodian for Park Dept.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, inspection of the premises and surrounding area was made by a committee of the Board and the committee noted that the Board is without power to grant under Section 21A due to the parkway; and that because of the applicability of Section 21A appellant requests to withdraw his application;

Resolved, that the application be and it hereby is withdrawn.

253-56-BZ

APPLICANT—George B. Duckowney, for Edith Linnea Jacobson, owner.

SUBJECT—Application March 28, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the construction of a one story building to be occupied as retail stores.

PREMISES AFFECTED—160-02 to 160-10 Horace Harding Expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George B. Duckowney.

For Opposition: A. J. Lovecky, A. Niebur and Louise Schlier.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which took under consideration the unfinished condition of Horace Harding boulevard; and

WHEREAS, the Board found that no action should be taken on this application until further development of this area is completed, particularly since the area along this side of Horace Harding boulevard is zoned for residence use and the Board finds it undesirable to grant a variance for business use as before the work is done the City Planning Commission might conceivably change the area zoning; and

WHEREAS, the view of this statement by the Board, the applicant expressed a desire to withdraw the application.

Resolved, that the application be and it hereby is withdrawn.

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change of occupancy from storage garage for more than 5 motor vehicles, lubricatorium, motor vehicle repair shop, for motor vehicles dealt in by automobile agency, to warehouse, packaging, mailing and office.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on September 20, 1955 subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1¼ height district; St. John's place is in business and residence use, B area, class 1¼ height districts; Classon avenue and Franklin avenue are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 19, 1955 acting on Alt. Applic. 2175-55, reads:

"1. Changing occupancy from storage for more than 5 motor vehicles, lubritorium, motor vehicle repair shop for servicing of motor vehicles owned and dealt in by the tenants (an automobile agency), to warehouse, packaging, mailing and office, in a Residential use district, is contrary to Art. II Sect. 2 of Zone Resolution. (Refer to B.S. & A. Cal. No. 263-19-BZ)."

and
WHEREAS, the applicant states that the premises consist of a plot, 261 ft. 4 in. frontage by 129 ft. 1¾ in. in depth, on which is located a one story building of class 3 construction, 261 ft. 4 in. front, 129 ft. 1¾ in. in depth, occupied as garage and motor vehicle repair shop; that it is proposed to use the building as a warehouse and offices and for the packing and storage of merchandise, the premises being in a residence use district; and

WHEREAS, the applicant states that under Cal. No. 263-19-BZ the Board granted permission to erect a one story, class 3 building upon the subject premises on July 22, 1919 to be used as a garage for more than five motor vehicles; that on March 7, 1944 the resolution of the Board was varied so as to permit the property to be used as a garage for more than five motor vehicles and a motor vehicle repair shop operated by a sales agency of the Cadillac Motor car company; that the building has been so used until March 1955; that when the tenant vacated the premises, it was found impossible to rent it for that use and ultimately another tenant was obtained to use the premises as a warehouse and offices and for the packing and storage of general merchandise; and

WHEREAS, the applicant contends that the use presently maintained in the property is far less obnoxious than the prior use; that there are no hazardous materials handled or stored in the premises and inasmuch as they are operated only during the conventional business periods, there are no objectionable uses at night and the Board is therefore requested, under section 7e of the zoning resolution, to modify its former determination so as to permit the premises to be used as stated above during the occupancy of the present tenant, which has approximately five years to run, the building to revert to its former use at the conclusion of that period; and

WHEREAS, the applicant states that the present owner has held title to the property since May 22, 1948; that the assessed valuation of land is \$78,000 and of the building \$42,000 making a total of \$130,000; that the building was erected in 1920; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted on condition.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 7, 1944, under Vol. II, as thereafter amended by resolutions adopted through March 4, 1953 by adding thereto:

"that in the event the owner desires to change the use as now proposed and as shown on plans filed with this application marked 'Received August 8, 1955', 3 sheets, such change of use as therein proposed to warehousing, packaging, mailing and office, substantially as proposed may be permitted under section 7e for a term of five years *on condition* that the resolutions above cited where applicable and where not inconsistent with this amended resolution shall be complied with and that the requirements of the resolution as adopted this day under Cal. No. 766-55-A shall be complied with; that the building shall not be extended in height or area; and in all other respects the building and uses shall

comply with all laws, rules and regulations applicable thereto, and that such fire fighting equipment shall be installed and maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this amended resolution."

766-55-A

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application August 8, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—564-592 (722-746 old numbers)
St. John's place, south side, 33 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 19, 1955, on Alt. App. 2175/55 reads:

"2. Provide two legal exits from each portion of bldg. as per sect. 270 Labor Law."

and

WHEREAS, the applicant states the building is 1 story, 12 ft. 6 in. in height, 260 ft. 4 in. front by 129 ft. 1¾ in. irregular in depth, of class 3 construction, erected in 1920 in a residence use, B area, class 1¼ height district; used and occupied since March 1955 as follows: storage garage for more than five motor vehicles, lubritorium, motor vehicle repair shop dealt in by tenants, 20 persons; for which certificate of occupancy 140674 was issued September 2, 1954, against Alt. App. 253/54, pursuant to variance granted by the Board under Cal. 263-19-BZ; that it is now proposed to change the use of the building to warehouse, packaging and mailing of general merchandise and offices and increase the occupancy to 40 persons; and

WHEREAS, the applicant states the building is divided into three portions, two of which are approximately 100 feet in width and the remainder 60 feet in width; that each of the partition walls have two openings, one equipped with a fireproof self-closing sliding door, the other by fireproof, self-closing swinging doors; that exit from the building to the street may be had by means of four doorways, one from each of the warehouse and packaging spaces and one from the office; that the borough superintendent requires two exits from each section of the building; and

WHEREAS, the applicant contends that in view of the fact access can be had from any one section to the adjoining section, the present exits are adequate and requests that the decision of the borough superintendent be modified to permit conditions as to egress to remain.

Resolved, that the decision of the borough superintendent, dated July 19, 1955, acting on Alt. App. 2175/55, Objection #2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the additional means of exit shall be constructed and maintained in the form of additional 3 ft. openings in the subdividing fire walls as proposed and as indicated on plans filed with this appeal marked "Received August 8, 1955," one sheet; that such openings and the existing openings shall be maintained in accordance with the requirements therefor; and that in all other respects the building and occupancy shall comply with the requirements of the resolution adopted this day under Cal. No. 263-19-BZ, Vol. III.

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41-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for B. A. Nicholson, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and retail use district, the proposed use of more than 5% of the total floor area in that portion of the building which is located in the retail district, and more than 25% of the building located in the business use district, for manufacturing purposes.

PREMISES AFFECTED—3598-3600 Jerome avenue, east side, 35.08 ft. north of East 213th street, Block 3329, Lot 85, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 6, 1956 subject to regular procedure, to consider a change of use; and

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; and for applicant to file revised plans, blocking up present opening from the building to the present gasoline station under same ownership, and to provide for off street loading; also to submit a new decision as to such changes from the borough superintendent; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and retail use, C area, class 1¼ height districts; Jerome avenue is in a business use, C area, class 1¼ height district; East 213th street is in business, retail and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1956 acting on Alt. Applic. 807-55, reads:

"1. Proposed use of more than 5% of the total floor area in the portion of the bldg. which is located in a retail use district and more than 25% of the total floor area or more than the area of the lot in the portion of the bldg. which is located in a business use district for manufacturing purposes, is contrary to Sec. 4c and Sec. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 200 ft. in depth, on which is located a two story building of class 1 construction 125 ft. front by 195 ft. in depth occupied as follows: cellar—boiler room garage; 1st floor—storage garage; 2nd floor—factory showroom; that it is proposed to temporarily discontinue the garage use on the first floor rear and cellar and rent the space for a factory complying with the requirements of sections 4a and 4b and 4c of the zoning resolution; that the lot area is 27,750 sq. ft. and this total will not be exceeded for the proposed manufacturing; and

WHEREAS, the applicant states that in 1955, 213th street was rezoned from business to retail; that as this building is 35 ft. north of 213th street and as it is 195 ft. deep, a portion about 95 ft. by 43.5 ft. average is now located in a retail zone, where manufacturing of over 5% of the area is prohibited; that it is proposed to allow the legal use in the business district to carry over into the small portion in the retail district; that the area of the lot is 27,750 sq. ft., the area of the building is 26,850 sq. ft., the portion in the retail district is approximately 95 ft. by 43.5 ft. average or equal to 4,142 sq. ft., which is about

15% of the area of the building; that the portion of floor to be used for factory use will be 8,000 sq. ft. per floor; and

WHEREAS, the applicant contends that as the building was erected at a time when it was in a business zone and as the proposed use for light manufacturing would not be more hazardous than the present garage use on the first floor and cellar, and as the adjoining properties would not be affected by the change, a variance is requested to permit the portion in the retail district to be used as though in a business district, as it originally was; and

WHEREAS, the applicant requests that the owner be allowed to reconvert to the original garage use as permitted under Vol. I, in the event that the demand for garage space, now negligible, becomes great enough for him to use the building again as a garage instead of the proposed factory; and

WHEREAS, the applicant states that the present owner has held title to the property since October 29, 1936; that the assessed valuation of land is \$45,000 and of the building \$190,000 making a total of \$235,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 25, 1950, under Vol. II, by adding thereto:

"that in the event the owner desires to change the occupancy of the first floor of building to factory work, such additional space may be permitted, provided the area of the building is such that the additional repairing shall not exceed 25% of the total floor area, which may include for determination the area of adjoining gasoline station in the same ownership; that the opening between this building and the gasoline service station under same ownership may be continued in order to permit off street loading and unloading, all as indicated on plans filed with this application, marked 'Received February 7, 1956', 6 sheets, and 'June 1, 1956', 3 sheets and 'July 19, 1956', 1 sheet, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the State Labor Law; that the requirements for off street loading may be as indicated on plan marked 'Received July 19, 1956', on condition that all loading and unloading shall be maintained through the street opening and opening to adjoining the gasoline station, as shown on such plan, as in compliance with the requirements of the Zoning Resolution, as passed on by the borough superintendent under objection dated July 18, 1956, acting on Alt. 807-55, Objection 2, modifying such objection under the powers granted to the Board by Section 19A, subdivision j of the Zoning Resolution; that all loading and unloading shall be within the building and that other than as herein amended the resolution above cited shall be complied with in all respects where not inconsistent with the terms of this amended resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

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APPEARANCES—

For Applicant: Murray L. Watt and David Kraus.

For Administration: Samuel L. Becker, Dep't of Buildings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 1, 1955 subject to regular procedure; and

WHEREAS, on November 22, 1955 the application was withdrawn; and

WHEREAS, application was reopened as Vol. III on Janu-
ary 31, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin;

Laid over to July 3, 1956, at request of the applicant; then to July 17, 1956, at request of attorney for the appli-
cant; then to July 24, 1956, for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; East Broadway and Gouverneur street are in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 7, 1956 acting on amendment to Alt. Applic. 231-55, reads:

"7. Revised.

Proposal to extend the existing rear penthouse to cover the entire roof area is contrary to Art. IV Sect. 14 and Sect. 19e of the Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. 5 in. frontage by 85 ft. 11½ in. in depth, irregular, on which exists a five story (four story and penthouse) building of class 1 construction; that it is proposed to extend building at roof level to create a new 5th floor, same height as the present penthouse, using more of the area than permitted in a residential, D area district; and

WHEREAS, the applicant further states that the premises submitted under this application consist of a four story and penthouse, class 1 fireproof building; that the building at the typical floor has an area of 1472 sq. ft. and is on a very limited and irregular plot, having an area of 1506 sq. ft.; that at the roof level the area of the building is slightly less than that at the typical floor; that the area of the building at the roof level is 1456 sq. ft.; that it is proposed to extend the present penthouse to cover the entire roof area and thus create a fifth floor for the building; that the present roof area is now occupied by a three room penthouse approved for nurses' room and offices; that there is also a masonry stair bulkhead and an elevator bulkhead and motor room, which projects about 20 ft. above the present roof; that the elevator bulkhead and motor room is located at the rear of the building, against the rear lot line, and occupies the full width of the lot and building at this point; that the stair bulkhead is towards the front of the building, located against the westerly side lot line; that the present three room penthouse is towards the rear of the building against the westerly side lot line and is separated from the elevator and stair bulkhead by an open roof area at each side; and

WHEREAS, the applicant contends that the building is entirely occupied as a duly licensed nursing home, catering to about 10% private patients and about 90% of patients referred and sent by the department of welfare of the City of New York; that the type of patients handled are post-operative, convalescent cases and those convalescing for many other reasons; that all types of diseases are treated, except mental cases; that all beds are constantly occupied and

the demand for additional hospital beds is far in excess of the supply; that the penthouse rooms can only be approached by means of the stair bulkhead and the elevator which has a landing at this level; that to get to these rooms it is necessary to walk across an open roof area; that this is at times hazardous, especially in wet weather and during cold seasons, when the roof is obstructed by snow or covered by ice; that as a result of the physical conditions these rooms have never been able to serve an adequate and useful purpose and represents space that is absolutely wasted; that the proposed extension of the building at the roof level to create a new fifth floor will be of class 1, fireproof construction; that it will be approximately the same height as the present penthouse and will be far below the roof of the present elevator motor room; and

WHEREAS, the applicant further contends that the building is bounded on the east by a public children's playground which faces Gouverneur street and occupies the entire block front from East Broadway to Henry street; that this playground has been in existence for a great many years and may never be built upon as it is under control of the Board of Education and is owned by the City; that the adjacent property at the rear of this building is a fire station, controlled by the fire department and owned by the City; that the adjacent building on the westerly side is a structure whose light and ventilation will not be affected by the proposed change, as the westerly portion of the roof in question is now almost entirely occupied by structures having a height similar to that of the proposed fifth floor; that the proposed construction is only slightly in excess of the requirements for a D zone; that the relationship of the present occupied and unoccupied roof areas, as related to the total roof coverage is as follows: area of building at roof—1456 sq. ft.; present occupied roof area—632 sq. ft.; unoccupied area of lot at roof level—872 sq. ft.; permitted coverage at 55% of unoccupied area as provided in zoning resolution for a D zone—479 sq. ft.; excess proposed coverage at roof level—345 sq. ft.; and

WHEREAS, the applicant requests that the Board grant this application so that the work may proceed as proposed, planned and submitted; that this will result in the removal of an undesirable and dangerous roof occupancy and the nursing home will gain additional highly needed hospital beds and be in a position to render the welfare department and the people of the City of New York a better service; that it is felt that the work proposed can have no adverse effect on surrounding properties or other portions of the neighborhood and community as the use is a highly controlled, clean and select one and the existing ground coverage has been established for many years; that all work will be done in accordance with the rules and regulations of the department of hospitals of the City of New York and all other department and agencies having jurisdiction; and

WHEREAS, the applicant states that the existing occupancy of this building is a duly licensed nursing home supervised and approved by the department of hospitals of the City of New York under present license No. 998 and certificate of occupancy No. 38895-51 issued by the department of buildings; that there is no intent under this application to create a new occupancy for the premises; that it is proposed to extend the present penthouse to cover the entire roof area and to extend the present use of the building to the newly created area on the 5th floor; that the proposed work and arrangement of spaces on the 5th floor has been submitted to the department of hospitals and meets with their approval; that plans for the 5th floor call for three nursing rooms; that each of these nursing rooms, in addition to having lot line windows opening upon a public playground, has legal light and ventilation by means of at least one window opening upon a court or public street; that no new nursing rooms will be created using lot line windows as the sole means of light and ventilation; that although additional means of egress are not required by law for a building of this size, it is proposed to improve the egress facilities by providing the stair halls on all floors with an approved type sprinkler

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system; that the present hall on the 1st floor extending from the front to the rear of the building will be provided with approved type one hour test fireproof self-closing doors towards the front of the building to cut down its unprotected length and to localize the enclosure for the stair hall at this level; and

WHEREAS, the applicant states that the present owner has held title to the property since December 14, 1953; that the assessed valuation of land is \$7,000 and of the building \$48,000 making a total of \$55,000; that the building was erected in 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7a and 7c, to permit the extension of use of existing building and the construction over the entire roof where existing penthouse occurs, as proposed and indicated on plans filed with this application, marked "Received December 28, 1955", 2 sheets, *on condition* that all patients' rooms throughout the building shall be provided with ventilation by means of windows opening on a lawful street yard or court; that the main hall on the first floor shall have a separating door of fireproof construction to separate such hall from the balance of the building toward the rear, as indicated on said plans; that the use of the building may be as proposed as a nursing home in place of the previous occupancy by a private hospital and shall be maintained in accordance with all the requirements applicable thereto of the Departments having jurisdiction; that any windows opening on the adjoining public playground may be considered as compliance with the requirements for windows required for light and ventilation; that this provision may continue only so long as the nursing home is maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—APPLICATION reopened April 3, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales room, lubritorium, car washing, storage, minor repairs, with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None:

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION

WHEREAS, this application was reopened as Vol. III on April 3, 1956 subject to regular procedure, for rehearing on

the basis of new facts, there appearing to be no conflict with section 21A of the zoning resolution; and

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Prospect avenue and Home street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 20, 1955 acting on N.B. Applic. 1685-55, reads:

"1. Proposed erection of a gasoline service station, office, salesroom, lubritorium, car washing, storage, minor repairs with hand tools only, parking and storage of motor vehicles, on a lot in a business use district is contrary to Sec. 4a, items 29 and 46 of the Z. R.."

and

WHEREAS, the applicant states that the premises consist of a plot, 84.54 ft. frontage by 102.93 ft. in depth, now vacant; that it is proposed to secure a variance of the building zone resolution for a period of 15 years in order to erect and maintain a modern gasoline service station consisting of ten 550 gallon gasoline tanks and six dispensing dual type pumps; that the contemplated accessory building will be one story in height, of class 3 construction, with a frontage of 74 ft. 6 in., a depth of 27 ft. 8 in. and contain the conjunctive uses of lubritorium, minor auto repairs with hand tools only, car washing, storage, office and sales; that part of the open portion of the plot will be used for the parking and storage of motor vehicles which is a permitted use in this business district; that on the lot line where the building does not occur, it is proposed to erect a 5 ft. high woven wire fence on a 6 in. high concrete curb to a total height of 5 ft. 6 in.; and

WHEREAS, the applicant contends that the highly modern design of the premises will point the way for rehabilitation greatly needed in this area; that Prospect avenue is a main auto thoroughfare leading across The Bronx and as such the proposal is entirely in keeping at this point and a required service; that there are sufficient stores in the affected area for public requirements so that the erection of additional stores would not only be unfeasible for the site in question but would work a hardship on all store owners in the community by having a surplus of stores; that since before 1935 various owners of the site have been unable to erect a conforming use and have applied for relief; that the area has steadily deteriorated for business purposes and it is now mandatory in view of the high value of the land that the present owner be enabled to develop the site in the manner as proposed so that an equitable return on the investment may be realized; that the present owner purchased the property for development with a church, but ever since its purchase in 1951 the area has further deteriorated so that a church would now be out of place at this point; that the present non-conforming uses within the affected area, a gas station on lot 1, block 2693 and a garage on lot 55, block 2680, also preclude the use of the site for any other development but a similar non-conforming use of a gas station as proposed; that although the used car lot on lot 41, block 2680 and the parking lot on lot 12 in block 2693 are conforming uses, they are not conducive to raising the standards of a business street and are more in keeping with the use as proposed; and

WHEREAS, the applicant states that the present owner has held title to the property since May 9, 1951 and that the assessed valuation of land is \$26,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

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Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received December 22, 1955", 4 sheets, *on condition* that all buildings and uses on the premises shall be removed and that the premises shall be graded substantially to the grade of Prospect Avenue and Home Street; that the premises shall be constructed and arranged substantially as indicated on such plans; that the accessory building shall have no cellar below; that there shall be no windows opening on the rear lot line to the adjoining premises; that the accessory building shall be of the design and arrangement as proposed; that such building shall be faced with face brick on the front and two ends; that gasoline pumps shall be of a low approved type and shall be erected not nearer than 15 ft. to the street building line of Prospect Avenue; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that along the interior lot line to the east and south, except where walls of adjoining buildings occur there shall be erected in a woven wire fence of the chain link type not less than 5 ft. 6 in. in height erected on a masonry base with suitable terminating posts at the building lines of Home Street and Prospect Avenue; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to two curb cuts to Prospect Avenue each not over 30 ft. in width and one of similar width to Home Street where shown; that at the intersection there shall be erected a block of concrete extending for a distance of not less than five feet along either building line and not less than 12 ins. in height; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing north and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under section 7e for a similar term there may be parking of cars provided such parking is maintained in open spaces where not interfering with the servicing of the station; that under Section 7i for a similar term there may be minor repairing with hand tools only maintained solely within the accessory building for adjustments; that the area as shown to be landscaped toward the east and toward the south shall be landscaped and maintained in good condition with suitable planting material and properly protected with curbing not less than eight inches in height and not less than six inches in width; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: J. Jacques Stone, A. Brody and John P. Fox.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on July 20, 1954 subject to regular procedure, to consider proposal for parking on vacant portion of plot; and

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; laid over to June 1, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 38th street and East 39th street are in residence and restricted retail use, B area, class 1½ height districts; Madison avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1954 acting on Alt. Applic. 65-54 and superseded by amendment to Alt. Applic. 65-54 dated October 8, 1954, reads:

"1. Proposed use of area in this application located partly in a Residence Use District and partly in a Restricted Retail Use District as (a) a parking lot for more than 5 motor cars in a Restricted Retail Use District and parking for motor vehicles in a Residence Use District; (b) a Right of Way between E. 38 and E. 39 sts. is contrary to Sec. 3 and 4B Art. II Zoning Resolution.

Note the proposed use of this area is contrary to B.S. & A. Resolution Cal. No. 354-51-A—Vol. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 17 ft. and 24 ft. frontage by 197 ft. 6 in. in depth, irregular, presently vacant; that it is proposed to use the unbuilt upon plot and the right of way for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that this plot with a frontage of 17 ft. on East 39th street and 24 ft. on East 38th street is open from street to street; that for 2 ft. of its entire depth and parallel to Madison avenue it is in a restricted retail use district and the remainder of the plot is in a residence use district; that it will be kept as a vacant piece of land for the life of the adjoining new building between its east lot line and Madison avenue; that this plot and the land that the adjoining building was erected upon were at one time one parcel of several tax lots under single ownership involved in a variance action before the Board under Cal. No. 461-37-BZ, Vols. I, II and III, for a parking lot for more than 5 cars and later for the erection of a fireproof building on practically the entire plot extending into the residence use district; that this building was never built; that this entire plot was also involved in another appeal under Cal. No. 354-51-A, Vols. I and II where permission was granted to reapportion the plot into two separate tax lots, one for a building to be erected entirely within a restricted retail use district and the other lot to become a separate entity; that this is the tax lot as the site in this appeal; that the 1st floor of the adjoining building and the site are shown on drawing No. 2; that the adjoining building and the subject site are still in single ownership; that the adjoining building, a class 1, 27-story office and bank building with a parking garage for 75 cars in its sub-cellar, has a Madison avenue frontage of 197 ft.

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6 in. and 98 ft. on both East 38th and East 39th streets and is 309 ft. in height; that it is entirely in a restricted retail use, B area, 1½ height district; that this building was erected under N.B. 177-49 on a variance under Cal. No. 354-51-A and is now occupied under certificate of occupancy No. 42518; that permission is requested to occupy this vacant land for parking lot for more than 5 cars; that the zoning boundary line divides this property under single ownership; that the tax lot line does not extend to the allowable 25 ft.—only 15 ft. and 22 ft. within the residence use district; that permission is requested that the parking garage use in the sub-cellar of the existing building have the use of this open area as an overflow space, as an extension of permitted use; that the character of the district will not be affected; that this land, as a vacant plot, may deteriorate into a catchall for all debris in the neighborhood but as a parking lot it will be well kept; that this site must be kept vacant as the northeast section of the site, 15 ft. by 98 ft. 9 in., abutting the Williams Club, 24-26 East 39th street, in block 868, lot 51, has a covenant for maintenance of light and air; that the adjoining new building has to have the remainder of the site also available for light and air; that as part of the resolution under Cals. 90-53-A and 311-53-A, the right was granted to modify the lot line windows of the adjoining building on the understanding that the site was to be maintained as a vacant piece of land; that this site is completely divorced from the adjoining building and any property or structures, and therefore not a required open space or yard, and will stay in this condition as a separate entity; that as such it will be a non-income producing parcel; that the assessed value has been set at \$125,000 even though as part of the entire plot its cost was much greater; that it cannot be sold or disposed of in any way; that as a source of income, to defray part of its cost to the owner, it will be leased to the operator of the sub-cellar garage in the adjoining building as an overflow parking area and right of way for access to the East 39th street parking garage entrance by driving through the site from East 38th street, where this lessee has another sub-cellar parking garage in 13 East 38th street, block 868, lot 16; and

WHEREAS, the applicant contends that there is no school, playground, park, hospital, library or museum within 200 ft. of the site in any direction; that this site, to be occupied in a non-conforming use for a period of 10 years as a right of way and parking lot for more than 5 cars, is a method of easing a financial hardship with regard to the use of a non-productive parcel of land; that traffic from 5th or Madison desiring to enter the parking garage in 261 Madison avenue (the adjoining building) would have to travel easterly the entire block to Park avenue, then north on Park avenue for one block and then westerly for the entire block to the garage entrance; that this would mean almost 1/5 mile of additional travel and waiting for several traffic light changes in an area that is quite heavily congested with car and truck traffic; that by permitting this right of way, a car would enter the site at East 38th street, drive through the site, and at East 39th street make a 180 degree turn which would bring it into the parking garage; that cars waiting admittance to the garage could wait on the right of way for traffic to ease off and then be taken into the garage; that all this is conducive to easing a bad traffic condition in a heavily congested area where parking facilities are at a premium; that the parking garage entrance is contiguous to the proposed right of way and side entrance to the building; that the certificate of occupancy notes that the garage in this building is for the exclusive use of tenants of building or their employees, customers or patrons; and

WHEREAS, the applicant states that the present owner has held title to the property since May 29, 1951 and that the assessed valuation of land is \$125,000; and

WHEREAS, further inspection has been made of these premises; and

WHEREAS, on June 1, 1955 this application Vol. III was denied by the Board under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail

use district, the use of unbuilt upon portion of the plot for right of way and storage of motor vehicles; and

WHEREAS, upon review by Special Term, Part II of the Supreme Court, April 20, 1956 the determination made by the Board was annulled and proceedings remitted to the Board for reconsideration in accordance with its regular procedure, with leave to the petitioner and all affected property owners to submit such other and further proof before the Board as they may be advised; and

WHEREAS, this application was reopened and restored to docket on May 22, 1956 and set for hearing on June 12, 1956, at 10 A. M.; and

WHEREAS, a public hearing was held on this application on June 12, 1956, after due notice by publication in the Bulletin; laid over to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted on the basis of parking only; and

WHEREAS, the applicant has amended his application so as to request parking only and filed revised plans; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of ten years, to permit the premises to be occupied for parking of cars belonging to the owners, tenants and patrons of the office building on the adjoining lot, as proposed and shown on plans filed with this application, marked "Received July 18, 1956", 1 sheet, *on condition* that on the interior lot lines where walls of adjoining buildings do not occur, there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that at the entrance to 38th and 39th streets there shall be gates of similar construction, which shall be closed when the premises are not in operation for parking; that the plot shall be leveled substantially to the grade of the abutting streets and paved with concrete or asphalt; that where walls occur on lot lines, the woven wire fence hereinbefore required need not be constructed, provided such walls are of a height as herein required for the fence; that all permits required and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on February 28, 1956 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for applicant to file revised plans and new decision of the borough superintendent, omitting the proposed roof parking; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue of the Americas is in a local retail use, C area, class 1¼ height district; Washington place and West 4th street are in local retail and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 13, 1956 acting on N.B. Applic. 179-55, reads:

"1. Proposed building and use is contrary to Board's Resolution 66-38-BZ.

2. Proposed roof car parking and storage, in a Local Retail use district is contrary to Article II Section 4c of the Zoning Resolution.

3. Proposed curb cut and ramp is within 75 feet of Residence Use District and is contrary to Sec. 7A of the Zoning Resolution.

4. Proposed 100% lot coverage in a C district is contrary to Article IV of Section 13(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 131 ft. 11⅞ in. frontage by 79 ft. 4 in. in depth, irregular, on which is located a frame structure, to be demolished, and parking and storage of more than 5 motor vehicles; that it is proposed to secure a variance for a period of 20 years in order to demolish the present frame structure, remove the parking lot and erect a new building, one story in height, of class 1 construction, having a frontage of 79 ft. 4 in. on Washington place, 131 ft. 11⅞ in. on Avenue of the Americas, 67 ft. 2⅜ in. on the southerly lot line, 120 ft. 4¼ in. and 6 ft. 9 in. on the easterly lot line; that the proposed building will be occupied as follows: cellar—meter rooms and general storage; 1st floor—stores; roof—parking and storage of motor vehicles; that the proposed stores without roof parking are permissible in a local retail use district; that the roof parking is necessary to replace the present parking lot on the site that has served this area since 1938; that the parking situation in this area is still acute and it is mandatory that the services that have been rendered by the existing parking lot be carried on as proposed; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a business use district, class 1½ height district and class B area district; that the present use, height and area designations became effective on July 12, 1945; and

WHEREAS, the applicant states that the premises are presently being used for parking and storage of more than 5 motor vehicles; that this use was established under Alt. No. 208-54 and the Board's conditional variance Cal. No. 66-38-BZ; that certificate of occupancy No. 43313 was issued on November 13, 1954 for said use; and

WHEREAS, the applicant contends that the Board, under Cal. No. 66-38-BZ granted the right to use the premises at grade level for the parking and storage of more than 5 motor vehicles and it is requested that this same use be permitted at the usual 2nd floor level; that the site is adjoined to the east on lot No. 10 by a 6-story building, having a blank wall on the lot line and an interior court for ventilation so that said building will not be affected; that the lot adjoining to the south, known as lot No. 1 is developed with a bank building which measures 28 ft. from grade to the 1st floor parapet wall of said building, and as the proposed parking will occur on the roof of the proposed building, having only 12 ft. height, said building cannot be affected; that the curb cut within 75 ft. of the

residence zone on Washington place is required in order to get a 10% ramp for the roof parking which cannot be accomplished without using valuable frontage on the Avenue of the Americas; that the advantage that will occur to the residential aspect of Washington place by the proposed parking and storage of motor vehicles as proposed will offset any possible inconvenience from the proposed curb cut; that the site, exclusive of the subway easement, has an area of 8,040 sq. ft.; that the proposed stores will occupy an area of 8,040 sq. ft. and as the permissible coverage is 5,574 sq. ft., the proposal is 2,466 sq. ft. in excess of the permissible coverage; that inasmuch as the land is very high in assessed value and the depth of the stores are only 67 ft., it is necessary for the owner to occupy the entire lot in order to get an equitable return on his investment and make the stores rentable; that the assessed value of the land has been proportioned to the total value of lots 1 and 5, which were formerly lot No. 1; that inasmuch as these lots have now been reapportioned, the separate assessed value for lot No. 5 is not indicated on the tax books at this time; and

WHEREAS, the applicant states that the present owner has held title to the property since October 31, 1955 and that the assessed valuation of land is \$145,000; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and the matter was laid over for applicant to file a revised proposal omitting the garaging, such plans have been filed showing stores only; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision A and c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 21 as to extension of area and under Section 7A as to store entrances near the residential area, as passed on by the borough superintendent under amended decision rendered on July 19, 1956 under N.B. App. 179-55, Objections 1, 2 and 3, and to permit the erection of one story stores with partial basements as proposed and as indicated on plans filed with this application marked "Received January 24, 1956", 7 sheets, and revised plans marked "Received July 19, 1956", 3 sheets, *on condition* that the building as proposed shall be occupied for store use only with no manufacturing maintained therein; that subdividing partitions shall be carried up as fire stops to the under side of the roof beams; that there shall be no openings in any of the exterior walls to the adjoining premises; that in all other respects the building and occupancy shall comply with the requirements of the Building Code and with all other laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking on the unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: James R. Curreri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 27, 1954 subject to regular procedure, to consider use of existing garages, formerly accessory, for renting purposes; and

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over, date to be set, applicant to send out notices to affected property owners; then set for hearing July 3, 1956; and then laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Daly avenue and East 179th street are in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1956 acting on Alt. Applic. 37-54, reads:

"Proposed three car garage non-accessory to a single or two family dwelling and parking lot in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 37.53 ft. frontage by 171.83 ft. in depth, on which is located a steel two car garage and a steel three car garage, formerly accessory to a three family dwelling, for which certificate of occupancy No. 237-34 was issued; that the buildings have been demolished; that it is proposed to rent the garages to car owners in the neighborhood; and

WHEREAS, the applicant states that the property has been in the possession of the owner of record since June, 1933; that during the years of depression the said dwelling became untenanted because of the difficulty in renting, and the garages were also empty; that in the several years that the premises were vacant, the property deteriorated to the extent that it was pronounced unsafe and the owner was ordered thereafter to raze the building to the ground; that this was in 1938; that however the garages were not effected under the order and remained standing, but vacant; that during those years arrears in taxes had begun to accumulate and continued to accumulate to the point that the property was on the verge of being sold to satisfy the tax lien and in order to save the property the owner began to borrow and gradually reduced the arrears; that the owner looked forward to erecting another dwelling thereon but was unable to obtain a loan; that the character of the neighborhood had begun to change and with rising costs and difficulty in obtaining materials, building even a small dwelling was made impossible; that despite this early hardship the owner managed to save the property, but the hardship continued for the reason that the property, without the dwelling thereon, was assessed at \$9,000 plus an additional \$500 for the existing garages, which were bringing in no income; that pressed by automobile owners in the neighborhood to rent the garages, the owner finally yielded because she felt it was the only way sufficient income could be derived to meet expenditures necessary to save and maintain the property; that in 1939 the owner applied for a variance to build stores on the premises and this was denied under Cal. No. 1501-39-BZ and a variance under Cal. No. 1501-39-BZ, Vol. II was also denied, for permission to erect a number of individual garages; that the owner now makes another effort to save the property and forestall a continuing hardship and requests that the Board grant a variance to permit the continuance of the existing use, namely, to permit the five car private garages to remain as non

accessory to any dwelling; that denial of this application will mean the loss of the property in time; and

WHEREAS, in an amended statement the applicant requests permission to use the site for the parking of automobiles and to allow the three car garage in the rear of the lot to remain; that the two car garage will be demolished; that the garages are of metal construction; that the three car garage in the rear of the lot is in better condition than the two car garage, and for this reason the owner will demolish same to utilize the added space for parking along with the rest of the lot; that a variance is requested for a limited time, namely, 5 years; that the neighborhood has worsened and is continuing to deteriorate and the use of the site as a parking lot for a limited period will not harm or degrade the affected area; that granting the variance is at most a temporary affair which can be terminated at the end of the stated period and the site cleared of the use with no harm to the neighborhood; that it is incongruous to see vacant land which can be put to some fruitful use go to waste because of inflexible zoning laws; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1933; that the assessed valuation of land is \$9,500 and of the buildings \$500 making a total of \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the premises to be occupied for parking and storage of motor vehicles of the pleasure car type only, *on condition* that the site shall be leveled substantially to the grade of Daly avenue, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that along the westerly lot line where court of adjoining apartment house occurs at a lower level, there shall be erected a masonry or other suitable barricade for the full depth of the court and yard to prevent danger by automobiles; that the existing garages on the premises at the rear may be retained for parking, but those toward the center of the site shall be removed; that signs shall be restricted to a permanent sign attached to the fence at the front of the premises, shall not be illuminated or extend beyond the building line or exceed 15 sq. ft. in area advertising the parking use and rates charged and such other information as required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierpont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Fred C. Dahlem and Mrs. Allen.

For Opposition: Joseph G. Glass, Edward Handelman and Stewart W. Richards.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative; Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly ... 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 7, 1955 subject to regular procedure, to consider new use; and

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Henry street are in restricted retail and residence use, B area, class 2 height districts; Pierrepont street is in a residence use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 15, 1956 acting on Alt. Applic. 232-55, reads:

"1. The proposed change to business use in the basement of present Hotel located in a residential district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 37 ft. 6 in. frontage by 110 ft. in depth, on which is located a five story building of class 3 construction, 37 ft. front by 103 ft. in depth, used as a hotel; that it is proposed to establish a public restaurant on the basement floor, with a bar and to permit the sale of wines, beer and liquors and serve business men's lunch and dinner; that the restaurant will be operated in a high class manner in conjunction with the hotel; that it is also proposed to locate the main entrance to the restaurant where the garage is located, namely in the business district, and the required other doorways will be for emergency exits in the residence portion; that no signs will be displayed in the residence portion; that all openings in the lot line wall and the wall adjoining No. 80 Pierrepont street will be blocked up with glass block and mechanical ventilation; and

WHEREAS, the applicant contends that the operation of a public restaurant in the basement of this building will in no way harm the neighborhood; that the surrounding buildings in the area are mostly furnished rooms and apartments on Pierrepont street, and stores on Henry street; and

WHEREAS, the applicant states that the zone was changed from business to restricted retail on July 25, 1952; and

WHEREAS, the applicant states that the present owner has held title to the property since August 22, 1952; that the assessed valuation of land is \$40,000 and of the building \$60,000 making a total of \$100,000; that the building was erected in 1896; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board, which is of the opinion that there should not be a public restaurant in this residential district, and recommended that the application be denied; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 232/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

420-48-BZ—Vol. I

APPLICANT—Ervin Palmer, for Douglas Baker, owner (Ruby Harris, lessee).

SUBJECT—Application for reopening and amendment of resolution as to the parking of cars and the sale of new and used cars—previously granted under section 7c of the zoning resolution, to permit in a residence use district, the

extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office.

PREMISES AFFECTED—53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Ervin Palmer.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station, to include lubrication, auto washing, storage and sale of automobile accessories and office was granted by the Board on July 13, 1948, under certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1948 by adding thereto:

"that on lot 58 occupied as a gasoline service station, as permitted by resolution above cited, there may also be permitted the parking of cars and the sale of new and used cars on that portion of the gasoline service station where it will not interfere with the operation of the station."

420-48-BZ—Vol. II

APPLICANT—Ervin Palmer, for Douglas Baker, owner (Ruby Harris, lessee).

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the proposed change of use from a gasoline service station, auto washing, lubrication, office, accessory sales, storage of auto accessories and parking lot for more than 5 motor vehicles; 2 new curb cuts in residence zone for business use is contrary to Art. II, Sect. 3 of Zoning Resolution.

PREMISES AFFECTED—53-01 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner, Block 377, Lots 58, 62, 64 and 66, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 13, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, applicant to file revised plans as to fences and curb cuts and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Beach 54th street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1956 acting on Alt. Applic. 2378-55, reads:

MINUTES

"1. Proposed change of use from gasoline service station, auto washing, lubrication, office, accessory sales, storage of auto accessories to gasoline service station, auto washing, lubrication, office, accessory sales, storage of auto accessories and parking lot for more than 5 motor vehicles in a residence zone is contrary to Art. II Sec. 3 of the zoning resolution and contrary to Bd. of Stand. & Appeals action under 420-48-BZ.

2. New curb cuts in residence zone for business use is contrary to Art. II Sec. 3 of Zoning Res." and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 106 ft. in depth, on which is located a building 74 ft. by 35 ft., one story, 14 ft. in height, occupied as a gasoline service station, car washing and lubritorium, sale of auto accessories; that it is proposed to occupy the premises as gasoline service station and parking lot, car washing, sale of auto accessories, lubritorium and used car lot; and

WHEREAS, the applicant states that the premises under consideration consists of two plots, one, an existing gas station having an 80 ft. frontage on Beach Channel drive, the other an adjacent vacant land to the east with 120 ft. front; that the combined property fronts 200 ft. on Beach Channel drive and its depth is about 106 ft. on the two side streets; that the gas station was erected under N.B. Applic. 715-28 and it was extended and enlarged when an appeal was granted by the Board in 1948 under Cal. No. 420-48-BZ; and

WHEREAS, the applicant states that the entire property is in a residence, D-1 zone; that the use zone was changed from undetermined to residence on December 28, 1939; that the existing station consists of an enlarged building housing the office, auto laundry, lubritorium, storage space and space for the sale of auto accessories; that it has six approved gasoline tanks and two pumps; that the balance of the property is vacant, unused land under one ownership; that the lessee, operating the service station under a long term lease, is desirous of making use of this part of the land for parking and possibly for an outdoor sales space for used cars; and

WHEREAS, the applicant contends that Beach Channel drive, formerly called Amstel boulevard, has become an automobile highway between Long Beach and the Rockaways and from both to Brooklyn and New York; that the property to the west is sparsely occupied by public housing, and immediate areas to the north, east and south are undeveloped; that the northeastern plots are used as an airfield and flying school; that all pedestrian and local traffic from the houses is to the west and south, away from the subject property; that in the ten years since this owner and lessee are here, the entire area has shown little or no private development and improvement; that the additional property which it is proposed to use, is toward the undeveloped side, away from where the housing units were erected and the service station buildings actually shield the vacant lot from the housing plot; that the proposed use would however be to the advantage of the tenants of these houses as well as to the traveling public; and

WHEREAS, the applicant states that the present owner has held title to lot 58 since July, 1946 and to the balance of the property since September, 1949; that the assessed valuation of land is \$16,300 and of the building \$8,650 making a total of \$24,950; that the building was erected in 1928; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7 c and h for a

term of five years to permit the use of lots 62, 64 and 66 for parking in conjunction with the gasoline service station existing on lot 58 on condition that these lots shall be levelled substantially to the grade of Beach Channel Drive and 53rd Street and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the street building line a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with an opening therein for entrance and exit to Beach Channel drive with a curb cut opposite not exceeding 20 ft. in width exclusive of splays; that entrance to the parking lot may also be through the curb cut of the gasoline service station as no fence or walls are required on the westerly side of these lots 62, 64 and 66 but may be open for access to the gasoline service station; that signs shall be restricted to one sign attached to the fence near the exit advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 20 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; that during the term of this variance the premises shall be occupied for no other use and shall be maintained under the supervision of the operator of the gasoline service station on lot 58; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing surrounding the premises shall be repaired or restored to the satisfaction of the Borough President; as shown on plans filed with this application marked "Received February 9, 1956" 3 sheets and revised plans marked received "July 20, 1956", one sheet; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

436-49-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 12, 1956 as Vol. II —re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, accessory building and parking and storage lot covered by certificate of occupancy #124829 together with conjunctive uses of lubrication, car washing, and to include the additional uses of minor auto repairing with hand tools only and the sale of new and used cars.

PREMISES AFFECTED—1550 Bedford avenue, west side, from Eastern parkway to Union street, Block 1266, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch and Sal Perla.

For Opposition: S. Bodian for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 12, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bedford avenue are in a business use, B area, class 1¼ height district; Eastern parkway is in a residence use, B area, class 1¼ height district; and

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WHEREAS, the decision of the borough superintendent, dated May 29, 1956 acting on N.B. Applic. 2811-55, reads:

"1. The reconstruction of an existing gasoline service station, lubritorium, auto laundry (non automatic), and the parking of motor vehicles on the vacant portion of the lot and the addition of the uses of minor auto repairing with hand tools only and the sale of new and used cars in a Business Zone is contrary to Art. II paragraph 4a, subsections 29 & 46 of the Zoning Resolution and the variance granted by the Board of Standards & Appeals under Cal. No. 436-49-BZ.

2. Curb cuts and show windows within 75 ft. of the Residence Zone in a transition from non residential to residential zone is contrary to Art. II paragraph 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 192 ft. frontage by 100 ft. in depth, on which is located a building 101 ft. by 33 ft. irregular, one story, 14 ft. 4 in. in height, occupied as a gasoline service station and parking lot; that it is proposed to occupy the premises as a gasoline service station, lubritorium, non automatic auto laundry, minor auto repairs with hand tools only, licensed parking lot; and

WHEREAS, the applicant states that under date of September 20, 1949 under Cal. No. 436-49-BZ, the Board adopted a resolution permitting the parking of motor vehicles on the vacant portion of the lot of the existing gas station, lubritorium and auto laundry; that the parking storage of motor vehicles was granted for a term of 10 years and this variance expires on September 20, 1959; that certificate of occupancy No. 124829 was issued on November 15, 1949 and this certificate superseded certificates No. 30073 and No. 56453; that section 7c is substantiated in the records of the 1949 application and the aforementioned certificates of occupancy; that the gas station was established in 1924 and was in operation prior to the prohibition of such use in a business use district; that section 7i is requested for the additional use of minor auto repairing with hand tools only as said use is necessary to the proper operation of a modern servicenter; that section 7A is required due to the fact that the business use zone abuts residence on both Union street and Eastern parkway; that the existing curb cuts on Eastern parkway were prior to the amendment to the zoning resolution to include section 7A and there will be no change on this street and no change from present conditions in the required 30 ft. restriction or setback along Eastern parkway; that a modification of section 7A is requested along the Union street frontage inasmuch as it is proposed to rearrange and increase in size the two existing curb cuts; that the two existing cuts along this street were also in existence prior to the amendment for section 7A; and

WHEREAS, the applicant states that building department records show that the gas station was established in 1924 under approved-N.B. Applic. 14959-24 and building permit N.B. 11994-24 as approved August 11, 1924; that certificate of occupancy No. 30073 was issued on November 8, 1924 and metes and bounds were 192 ft. on Bedford avenue and 100 ft. on both Union street and Eastern parkway and present curb cuts are covered by permit B-126875 as issued by the borough president's office; that fire department records, folder No. 32315.05 show that 10 tanks having a capacity of 550 gallons each are now in use; that it is proposed to test to the satisfaction of the fire commissioner, 6 additional 550 gallon gasoline tanks, presently not in use; that these 6 tanks together with the 10 tanks now in use, for a total of sixteen 550 gallon tanks will be used for the marketing of the three grades of gasoline; that the tanks, as well as the proposed additional gasoline dispensing pumps are shown on the revised plan of proposed conditions; that fire department plan 653-24 was approved on April 12, 1925 for eight 550 gallon gasoline tanks with metes and bounds being 192 ft. on Bedford avenue and 100 ft. on both Union street and Eastern parkway; that fire department plan 1679-28 was approved June 18, 1928 for ten additional 550 gallon gas tanks with the same metes and

bounds of the property; that the two remaining tanks of the total of 18 now installed will not be used; and

WHEREAS, the applicant states that the proposed work provides for the removal or demolition of the two present accessory buildings and the erection of a new six-bay building for use as office, rest rooms, storage and heater room, lubritorium, non automatic car washing and minor auto repairing; that the building will be of modern design and the sides fronting on the three streets will be finished with face brick and porcelain enamel trim; and

WHEREAS, the applicant contends that Eastern parkway is classified as a parkway with restrictions on either side; that legislative restrictions in Chapter 631 of Laws of 1868 provide that no buildings or other erections except porches, piazzas, fences, fountain and statuary, shall remain or be at any time within 30 ft. from the line (buildings or lot line) of said Eastern parkway; that within the affected area there now exists a Socony-Vacuum oil company gas station on the southwest corner of Union street and Bedford avenue; that this site is immediately opposite the subject plot and a variance was granted by the Board for the additional use of parking of motor vehicles; that on the southeast corner of Bedford avenue and Union street and running through to President street is a city owned State Armory; that on the east side of Bedford avenue, covering the entire block front between Union street and Eastern parkway, there exists the Seven Santini Bros. warehouse; that on the northeast corner of Eastern parkway and Bedford avenue there is a gas station owned and operated by The Texas company and immediately adjoining this station to the north there is a garage and gas station; and

WHEREAS, the applicant further contends that the sale and display of new and used automobiles will be limited to three or four cars; that competitive demands require that this old gas station be modernized and it is requested that the Board will grant favorable consideration; and

WHEREAS, the applicant states that the present owner has held title to the property since April 2, 1945; that the assessed valuation of land is \$110,000 and of the building \$10,000 making a total of \$120,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which was of the opinion that the new accessory building will be an improvement to the site and the adjoining area, and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the construction of the new accessory building, substantially as proposed and indicated on plans filed with this application, marked "Received June 12, 1956", 2 sheets, and "July 13, 1956", 2 sheets, *on condition* that the new accessory building shall be of the arrangement, design and area indicated on such plans, shall be faced with face brick, but may have porcelain enamel trim; that no windows shall open in the rear to yards or courts of adjoining apartment houses; that the arrangement of said accessory building shall be as shown, except that the toilet room doors shall be relocated so as not to be contiguous; that the existing accessory buildings shall be removed as proposed and if any cellar exists thereunder, same shall be filled to grade; that the existing uses heretofore permitted on the lot may be continued except the sale of new or used cars; that the curb cut on Bedford avenue shall be reduced from 45 feet to 35 feet, as shown; that the westerly curb cut on Union street shall be reduced so as not to exceed 30 ft. in width and not nearer than 5 ft. to the side lot line as prolonged; that the easterly curb cut on Union Street may be combined with the new curb cut so as not to exceed 30 ft. in width; that the northerly pump island facing Bedford avenue may

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be increased to have three pumps instead of two and the pump islands toward the center of the site may be relocated as shown; there may be an additional brand sign erected on the frontage at right angles to Bedford avenue, which sign may be illuminated and extend over the building line not more than 4 feet, as shown on such plans; that where the plot is not occupied by accessory building, pumps and planting along Eastern parkway, as required, such spaces not already paved with concrete or asphalt shall be so paved; that the sidewalks and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that under section 7i there may be minor repairs for adjustments with hand tools only, maintained solely with the accessory building; and that in all other respects where not inconsistent with the requirements of this resolution, the resolutions previously adopted by the Board under this calendar number shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (Franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 22, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; laid over and set for hearing on June 19, 1956, 10 A.M.; notices to be sent out in accordance with the regular procedure; then to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for further inspection by full membership of the Board and for further consideration and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 51st street are in a retail use, C area, class 1 height district; Remsen avenue and East 52nd street are in retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 20, 1955 acting on N.B. Applic. 2342-55, reads:

"1. Proposed building and premises in a Retail zone, to be used for auto show room and sales (franchise Volkswagen dealer) Gas service station, lubritorium, minor repairs with hand tools only, auto washing, (non-

automatic), storage and sales of auto accessories, parking and outdoor sales and display for more than five (5) motor vehicles and parking for more than five (5) cars waiting to be serviced is contrary to Article II, I'P. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 224 ft. 1 in. frontage by 192 ft. 3/8 in. in depth, irregular, now occupied for the use of parking and storage and sales and display of more than 5 cars; that it is proposed to erect and maintain for a stated term of 15 years the following uses: automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, office and sales of auto accessories, lubritorium and minor repairs (hand tools only), auto washing (non-automatic), parking for more than 5 cars waiting to be serviced and outdoor display and sale of more than 5 cars; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a business use district and was changed to its present retail designation on March 25, 1954; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that on October 31, 1950 and application under Cal. No. 781-50-BZ was filed to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and office and to permit the parking and storage of more than five motor vehicles, for a term of 15 years; that this application was withdrawn without prejudice on April 10, 1951 after public hearing; and

WHEREAS, the applicant contends that the proposed incidental uses of gasoline service station, lubritorium and minor repairs (hand tools only) are the only non-conforming uses for which a limited variance is sought; that the main use of the premises is for an automobile showroom and sales, which is a conforming use; that other proposed incidental uses, such as office and sales of auto accessories, non-automatic auto washing, parking and outdoor display and sale of more than 5 cars also are conforming uses; that the proposed use of part of the subject premises for an incidental gasoline service station, lubritorium and minor repairs is a use now frequently incident to the business of an authorized automobile dealer and will not adversely affect anyone; that the nature of the authorized automobile dealer's business is such that the supplementary income from the gas station is an important and necessary adjunct to enable the amortization of the substantial investment involved; that there is an economic demand for the establishment of a gas station and accessory uses at the subject premises as it is located on Remsen avenue, which is a major traffic artery and sustains a heavy volume of automobile traffic at all times; that the fact that the southwesterly side of Remsen avenue, including the subject premises, is zoned for retail use while the northeasterly side of Remsen avenue is zoned for residence gives rise to the opposition from the owners of said residences who oppose any commercial use of the other side of the avenue; that the proposed use would not in any way affect their fire insurance rates; that the proposed use of the premises offers greater protection to the neighborhood than would be available through conforming use of the property because the conforming use of the premises would not be subject to the numerous safeguards customarily imposed by the Board as a condition to the granting of variances nor would they be subject to the safeguards here volunteered by the owner to induce favorable action by the Board; that the proposed use of the premises would be in harmony with the general character of the neighborhood which is developed with parking lots, used car lots, motor vehicle repair shops, automobile laundries, automobile showrooms and gas stations; that the limitation of the term of the variance sought will serve as a protection to the neighborhood if its character should so change as to make the proposed use incompatible therewith; and

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WHEREAS, the applicant states that the present owner has held title to lots 1 and 4 since May 30, 1950; that the assessed valuation of lot 1 is \$800 and of lot 4, \$8,000 making a total of \$8,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a sales room for Volkswagen and as an accessory gasoline service station with additional accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received October 25, 1955", 4 sheets, *on condition* that all uses now existing on the premises shall be removed; that the premises shall be levelled substantially to the grade of Remsen Avenue; that the accessory building and sales room shall be of the design and arrangement as proposed and shown on such plans; that the building shall be faced with face brick or natural stone; that there shall be no cellar under the building; that there shall be no windows opening on the lot line to the south and that in all other respects the accessory building shall comply with the requirements of the Building Code; that pumps shall be of a low approved type and shall be erected not nearer than 15 ft. to the street building line of Remsen Avenue; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that along the lot line of East 51st Street and continuing the wall of the proposed accessory building on the lot line and extending to the intersection of Remsen Avenue there shall be erected a masonry wall to a total height of not less than 5 ft. 6 in.; that the last 10 ft. of such wall toward Remsen Avenue may be ramped down to a height of three feet at such termination; that such wall shall be properly coped; that curb cuts shall be restricted to four curb cuts to Remsen Avenue, three 30 ft. in width, located where shown, and one 25 ft. in width, where shown; that along the interior lot line to the south from the accessory building to Remsen Avenue there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height on a masonry base, with suitable terminating posts; that from such fence along Remsen Avenue for a distance of approximately 15 ft. there shall be maintained a landscaped area, where shown, with suitable planting and protected with curbing, where shown, not less than six inches by six inches; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the sales building and the end to the accessory building facing toward the north, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line at the intersection of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7h there may be parking of motor vehicles in the open spaces on the plot so as not to interfere with the servicing of the station; that there may be outdoor display and sale of not more than ten motor vehicles; that under Section 7i there may be minor repairing with hand tools maintained solely within the accessory building for adjustments only; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaufeux, for Eva Jocknowitz and DeKalb Properties, Inc., owners (Waldbaum, Inc., lessee.)

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19Aj and 7c of the zoning resolution, to permit in a building located partly within a business and residence use district, a proposed market with provision for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft. west of Sumner avenue and 353 Kosciusko street, north side, 205 ft. 2½ in. west of Sumner avenue. Block 1782, Lots 27 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 24, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; applicant to correct application as to proper sections of the Zoning Resolution; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, C area, class 1 height districts; DeKalb avenue and Sumner avenue are in business and retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1955 acting on Alt. Applic. 3187-54, reads:

"1. Changing occupancy as noted in accompanying schedule, in a Residential use district is contrary to Art. II Sect. 3 of Zone Resolution."

and

WHEREAS, the decision of the borough superintendent, dated May 2, 1955 acting on Alt. Applic. No. 440-53, reads:

"1. Proposed market in a bld'g. located partly within a business use district & partly within a residential use district is contrary to Art. 2 Sect. 3 of the Zone Resolution.

2. Provisions for offstreet loading & unloading required as in Sect. 19A of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 120 ft. in depth, 1 story, 15 ft. in height and 2 stories 25 ft. in height, 24 ft. 9½ in. by 65 ft. in area, at present used as a public market; and that it is proposed to use premises as an auto showroom for more than five cars and a self-service market with retail sales, in conjunction with No. 353 Kosciusko street; and

WHEREAS, the applicant states that the premises in question comprises two adjoining plots and structures and are under different ownership; that one plot fronts on DeKalb avenue and the other on Kosciusko street; that the DeKalb avenue plot known as 876-80 is located on the south side, 175 ft. west of Sumner avenue, and is presently improved with a one story brick non-fireproof, class 3 structure erected in 1920, for which certificate of occupancy No. 51910 was issued, stipulating the following uses: part cellar—ordinary use; 1st floor—auto show room and public garage for more than 5 cars; that the Kosciusko street plot, known as 353, is located on the north side, 205 ft 2½ in. west of Sumner avenue and is also improved with a two story brick, non-fireproof, class 3 structure erected in 1888, for which certificate of occupancy No. 65582 was issued stipulating the following uses; part cellar—boiler room; 1st floor—

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storage room for milk distributing station and storage for butter, eggs and milk products and garage for more than 5 cars; 2nd floor—office for owner's private use, no employees; and

WHEREAS, the applicant contends in connection with objection No. 1, disapproved Alt. Applic. 440-53, it is proposed to use the premises 876-80 DeKalb avenue as a self-service supermarket; that this change from a non-conforming use, with the resurfacing of the front facade, will be a definite improvement to the neighborhood and enhance the appearance of the street; that furthermore, the change to a supermarket will eliminate congestion of auto traffic crossing the sidewalk; that the extension portion of said structure, which projects into the residential area, is not altered in any way whatsoever and therefore the change of use to storage will not affect the residences at the rear and to the side, as no openings in the roof or walls are proposed except the new opening with fire door at the rear lot line connecting with premises 353 Kosciusko street; and

WHEREAS, the applicant contends as to objection 2 disapproved Alt. Applic. 440-53, the requirements of a loading berth would work an extreme hardship due to the rather narrow frontage along DeKalb avenue and also the fact that the structure 876-80 DeKalb avenue faces only on one street and such a loading berth would consume valuable street frontage so desirable to the proposed use; that unloading for a supermarket dealing in many grocery items, is impractical through the main entrance and it is proposed to unload at premises 353 Kosciusko street; that said unloading process would be carried on without interference to the customers and patrons shopping within the supermarket; and

WHEREAS, the applicant contends as to objection No. 1, disapproved Alt. Applic. No. 3187-54 affecting premises 353 Kosciusko street, it is proposed to rent to the tenant of premises 876-80 DeKalb avenue, which is the adjoining building, space on the 1st floor so that he can unload and stock groceries; that this too is a non-conforming use for a building within a residential use area; that however, this new use would be insignificant, since the already storage purpose the structure has would not be revised in the least; that in addition, no change is contemplated physically for the exterior of the building and therefore its present industrial front facade will be retained and in keeping with the existing surrounding character of the block; that it will also reduce the hazardous and noisy part occupancy of garage for more than 5 cars, to the periodic and weekly unloading of groceries within the building, which is of a much quieter nature; and

WHEREAS, the applicant states that both structures now have a present illegal occupancy, being occupied without new certificate of occupancy; that the department of buildings issued violations No. 3259 and No. 3526/53 against premises 876-80 DeKalb avenue resulting in a fine on March 7, 1955 in Brooklyn Magistrate's Court and it is now desired to remedy this illegal situation without delay; and

WHEREAS, the applicant states that the present owner has held title to the property since August 12, 1953; that the assessed valuation of land is \$20,000 and of the building \$14,000 making a total of \$34,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit an extension of use consisting of the existing building on lot 51 facing Kosciusko street and to permit the street floor of such building to be used, in conjunction with the building on lot 27, now occupied as a public market, for off-street loading and unloading as shown on plans marked "Received May 2, 1955", six sheets, on condition that all loading and unloading shall be maintained in such building with the

existing entrance on Kosciusko street and with the existing curb cut opposite; that the second floor shall remain as for the present use; that the building shall not be increased in height or area; that such fire fighting equipment shall be maintained throughout the entire building as the Fire Commissioner shall direct; that any use made of the cellar of building shall be for storage only without human occupancy; that the building and occupancy shall in all other respects comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of his resolution.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: F. L. Starke.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
er, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for further consideration; applicant notified; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Linden boulevard are in a local retail use, D area, class ½ height district; 233rd street is in local retail and residence use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 7, 1953 acting on N.B. Applic. 3399-53, reads:

"1. Use of premises located within a local retail use district as gasoline selling station, automobile service (minor motor vehicle repairs), lubritorium, car washing and parking for more than 5 cars is contrary to Art. II Sect. 4 of the zoning resolution.

2. Business entrance more than 75' from residence use district is contrary to Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 97.44 ft. in depth, now vacant; that it is proposed to erect and maintain a gasoline service station, minor repairs, lubritorium, car washing, parking of cars waiting to be serviced; and

WHEREAS, the applicant states that the building proper is to be constructed of poured concrete foundations, exterior approved type solid masonry walls, steel girders, wood beams and approved type ruberoid roofing; that the property had recently been purchased by the present owner for development of a store building but it has been found impossible to interest any prospective lessees in such a building; that the existing residential section does not require

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additional store facilities and the owners had not been able to obtain mortgages for residential buildings; and

WHEREAS, the applicant states that as of July 25, 1916 the property in question was in a business district and a class 1 height district; that the present use designation became effective on June 30, 1952; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that Linden boulevard is a heavily traveled upon main street; that various companies are interested in leasing the property for a gas station and it is deemed by the owners that only such use would bring a satisfactory return of the original investment; that it is proposed to erect a 4 ft. high masonry fence wall along the rear line of the lot adjacent to the residential section and a 5 ft. wide planting strip to separate the dwellings directly behind from the gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since June 2, 1952 and that the assessed valuation of land is \$16,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received October 16, 1953, one sheet, and May 15, 1956", 2 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of Linden Boulevard and to 223rd Street and shall be constructed and arranged substantially as indicated on such plans except that there shall be erected on the interior lot line and street line of 223rd Street where walls of adjoining buildings do not occur a masonry wall not less than 5 ft. 6 in. in height with suitable terminating posts; that where the wall of the adjoining building on lot 6 is exposed such wall for a reasonable height shall be faced with brick or stucco; that such wall on 223rd Street shall continue for a distance of approximately 60 ft. from the northerly lot line; that pumps shall be of a low approved type erected not nearer than 15 ft. from the street building line of Linden Boulevard; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved storage tanks; that the accessory building shall have no cellar below and in all other respects shall comply with the requirements of the Building Code and shall be of the design as indicated and with exterior of face brick; that the toilet doors shall be rearranged so as not to be contiguous; that the balance of the premises where not occupied by the proposed accessory building and pumps shall be paved with concrete or asphaltic pavement; that sidewalks and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President; that curb cuts shall be restricted to two curb cuts to Linden Boulevard each 30 ft. in width, where shown, and one to 223rd Street within the first 25 ft. from the intersection; that under Section 7A any curb cut or store window within the proscribed distance from the residence district is hereby permitted; that under Section 7h there may be parking of motor vehicles in such portion of the premises not interfering with the servicing of the station; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting within the intersection the erection of a post standard for supporting a sign, which

may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to Linden Boulevard for a distance of not more than four feet beyond the building line; that at such intersection there shall be erected a block of concrete extending for a distance of not less than five feet along either building line and not less than 12 in. in height; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.
SUBJECT—Application reopened February 21, 1956 as Vol.

II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: G. Lazerus.

For Opposition: G. Redleaf.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 21, 1956 subject to regular procedure, previously withdrawn; and

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Union turnpike, 79th avenue, 260th street and 261st street are in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 30, 1955 acting on N.B. Applic. 3958-53, reads:

"1. Proposed use as a gas service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service within a Residential Use District is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 211.62 ft. frontage by 143.10 ft. in depth, now vacant; that it is proposed to construct and maintain for a term of 15 years, a gasoline service station with incidental car washing, lubrication, motor vehicle repair service with hand tools only (no welding or spraying); that it is also proposed to erect a one story office building; that it is further proposed to maintain the parking of more than five motor vehicles belonging to customers whose cars are awaiting service or have been serviced; and

WHEREAS, the applicant states that the affected premises consist of a vacant triangular plot having a frontage of 211.62 ft. along Union turnpike, 140.10 ft. along 261st street, 200 ft. along 79th avenue and 73.94 ft. along 260th street; that the property referred to is presently zoned as a residence district, class 1 height district and G-1 area district; that as of July 25, 1916 the portion of the property within 100 ft. of Union turnpike was in a business district and the remainder was zoned for residence purposes; that on July 28, 1939

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the business portion of the property was rezoned to its present residence designation; that as of July 25, 1916 the property referred to was zoned as a D area district and on January 27, 1949 it was rezoned to a G-1 area district; that the height designation has not been changed since July 25, 1916; and

WHEREAS, the applicant contends that existing conditions indicate that the granting of this application would not adversely affect the area; that Union turnpike is a principal traffic artery carrying a heavy volume of through traffic; that there are no existing gas stations in the immediate neighborhood to meet the demands of traffic traveling along Union turnpike at this location and the plot in question is therefore ideally suited for a gas station; that in addition, the site would not be suitable for the development of one or two family houses or of a multiple dwelling because of the high cost of the land, fronting as it does on Union turnpike and because the amount of traffic is not conducive to residential purposes; that in addition, the property diagonally across the corner and located at the southwest corner of Union turnpike and 260th street is devoted entirely to store purposes; that the triangular shape of the plot would make its devotion to any conforming use uneconomical for the reason that the construction of a conforming building on the plot would leave a substantial portion necessarily unbuilt upon and completely wasted; that the proposed structure would be erected and maintained under such conditions as will safeguard the character of the area; and

WHEREAS, the applicant states that the proposed gas station will have a peaked roof and will be faced with face brick on all four sides and will face on Union turnpike only; that the building will be set well back from all building lines; that parkway type pumps will be installed only along the Union turnpike frontage and will be set 15 ft. back from the building line; that a 3 ft. 6 in. high iron picket fence on a 2 ft. high brick base will be provided along the entire 260th street frontage, along the entire 79th avenue frontage and along the major portion of the 261st street frontage; that shrubbery and planting will be provided along all of the above mentioned fencing, thus enclosing the site on all three sides; that four 30 ft. curb cuts will be provided along Union turnpike and only one 25 ft. curb cut along 261st street, near its intersection with Union turnpike; that the entire site, where not occupied by the building or devoted to shrubbery or concrete, will be paved with concrete or bituminous paving; that the entire structure will be of modern design; that the proposed use will provide an open and attractive area and will insure to the owners of the adjacent properties permanent light and air, which such properties would not derive from a large conforming structure; and

WHEREAS, the applicant states that the present owner has held title to the property since May 22, 1951 and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the application given careful study by the Board; and the Committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 3958/53, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Elanef Machine Tool Co., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a building for the pro-

posed use of locker and rest rooms for adjoining machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

For Opposition: Nicholas Clampay, Greta Boos, Marcella Balestrieri, Carmella Calise, R. DeSerone, Andani DeSerone, Giuseppino Nato, Anna Rapuano, Antonetta Coscia, Phyllis Grauso, Florence Guglielmo and Laura Campay.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 25, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1¼ height district; 50th avenue is in residence and unrestricted use, C area, class 1¼ height districts; 97th street is in residence and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 21, 1955 acting on N.B. Applic. 5014-53, reads:

"1. The proposed N.B. for locker & rest rooms for adjoining machine shop in a res. use district, is contrary to Art. 2 Sect. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100 ft. in depth, on which is located a partly constructed building of class 3 construction, 20 ft. front, 55 ft. in depth, one story, 13 ft. 6 in. in height; that it is proposed to erect a one story, 20 ft. front by 55 ft. deep masonry type building, to be used as locker and rest rooms in conjunction with the existing building adjoining the lot in question; and

WHEREAS, the applicant states that the existing land was vacant until three years ago when the owner decided to erect a one story building on the property; that a stop order was received from the building department which stated to file plans, secure approval and obtain permit; that he was commissioned by the owner to design, draw plans and secure approval, but before he started, he found out that this property is zoned for residence; that he was finally told to go ahead and file for this building; that the owner is actively engaged in sub-contract work for aircraft companies; that the existing building is now crowded with all types of machinery and extra men and women have been employed; that the existing locker rooms are overcrowded and larger locker and rest rooms are needed; that the existing locker room will be used for production purposes; that other plans have been filed with the building department and approval has been secured for a two story extension to the east of the existing building; that at the present time these plans are in the hands of contractors for bidding, and construction of this extension will start some time this fall; and

WHEREAS, the applicant contends that the proposed building is needed for men's and women's locker rooms; that no more buildings can be added to the east of the existing building as the owner will be exceeding the area of the property; that what vacant land is left will be used for parking space for employees of the company; that the proposed locker rooms will be recessed from the front

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property line and will enhance the surrounding property with shrubbery planted on the front property line; and

WHEREAS, the applicant states that the present owner has held title to the property since May 4, 1951; that the assessed valuation of land is \$500 and of the building \$2,200 making a total of \$2,700; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the completion of construction of the existing uncompleted building substantially as proposed and as indicated on plans filed with this application marked "Received February 5, 1954", 3 sheets, and "October 5, 1955", one sheet, *on condition* that the building shall not be increased in height or area but shall be of the dimensions as shown, namely, 20 ft. in width and 55 ft. in depth; that there shall be no windows opening on the side lot lines to the adjoining premises; that the building shall open exclusively into the adjoining factory; that this building shall be used only as proposed for locker room, toilet rooms and rest rooms with no manufacturing at any time; that the front of this building shall be reconstructed with face brick, without doorway therefrom to the front portion of the yard, and with windows as proposed not less than 8 ft. above grade; that the front portion of the premises shall have along the side lot line an ornamental iron fence as is now existing; that such fence shall continue along the street building line with no opening therein except a small gate for access for an attendant; that such portion of the plot shall be maintained in good landscaped condition at all times and shall be used for no other use; that the building shall not be increased in height or area; that this variance shall extend for the term above set forth but only while the premises are occupied by the present owner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six months of this action and a certificate of occupancy shall be obtained.

403-54-BZ

APPLICANT—Simeon Heller, for John F. Danko, owner.
SUBJECT—Application May 21, 1954—(decision of the borough superintendent), under sections 7c and 7A of the zoning resolution, to permit in a retail and residence use district, the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars, and the additional uses of auto laundry (non-automatic), and parking of motor vehicles awaiting service, with business entrance within 75 ft. of the residence use district.

PREMISES AFFECTED—30-51 81st street, northeast corner of 31st avenue, Block 1130, Lot 40 Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch, John F. Dango and Sidney J. Sherman.

For Opposition: John W. Baer and Roy Blessing.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 31st avenue and 81st street are in retail and residence use, C and D area, class 1½ and class ¾ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 31, 1956 acting on Alt. Applic. 2645-53, reads:

"1. The alteration and extension in area of an existing gasoline service station, an auto repair shop and the sales and display of used cars and the additional uses of lubritorium, auto laundry (non-automatic) and parking of motor vehicles awaiting service partly in a retail use district and partly in a residence use district is contrary to Art. II sections 3 & 4A of the Zoning Resolution.

2. The use of a business entrance or exit less than 75 ft. from a residence zone is contrary to Art. II section 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 ft. frontage by 131.78 ft. and 199 ft. in depth, on which is located a gas station, motor vehicle repair shop, sale and display of used cars; that it is proposed to permit, partly in residence district and partly in retail use district, the alteration and extension in area of existing accessory building at present gasoline service station, auto repair shop and sales and display lot for used motor vehicles; that it is also proposed to permit the additional uses of lubritorium, non-automatic auto laundry, the parking of motor vehicles awaiting service and a review of the records so that the aforementioned uses may cover the entire plot; that the additional uses requested are conjunctive to the proper operation of a modern service-center; that while these uses are not included in the present certificate of occupancy, they have been part of the operation of the gas station and repair shop since its inception; and

WHEREAS, the applicant states that on July 25, 1916 the zoning maps show that 31st avenue (Patterson avenue) was zoned for business use to a depth of 100 ft. parallel to same with the balance of the plot zoned for residence use; that the entire block bounded by 31st avenue, 30th avenue, 81st street and 82nd street, wherein the plot under appeal is located, was zoned class 1 height and class C area on July 25, 1916; that on December 24, 1924 the entire block was rezoned from part business and residence to all business use; that on June 10, 1926 same was rezoned to business and residence; that on July 31, 1947 C.P. 4693A the plot was rezoned to retail use for 100 ft. parallel to 31st avenue, with the balance of the plot remaining in residence use; that the zoning maps of 1916 do not show the existence of Trains Meadow road as being part of the city street system; that a thorough search of this road shows same to be an Old Dutch road or Farm road; that a certification from the Borough President's office, Bureau of Highways, on Alt. Applic. No. 1421-19 indicates that this so-called Trains Meadow road is not part of the city street system; and

WHEREAS, the applicant contends that on November 23, 1949, Alt. Applic. No. 1421-49 was approved for minor repairs and a certificate of occupancy was issued for the gas station and auto repair shop; that an amendment on Alt. Applic. No. 1421-49 was also approved on November 23, 1949 and same clearly indicates the legal non-conforming uses existing prior to effective zoning; that subsequently the department of buildings, on February 17, 1950 issued certificate of occupancy No. Q-61793 on Alt. Applic. No. 1421-49 for the continuance of the gas station and auto repair shop, and the fire department certified to the gas station and the repair shop on February 3, 1950; that the premises at the time were in both residence and retail use and there has been no change in zoning since the certificate

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was issued; that this approval and certificate show the metes and bounds to be irregular, with the plot being 130 ft. by 124 ft. by 100 ft. by 139 ft.; that it is proposed to construct an additional curb cut on 81st street, which will be located partly in the residence use zone; that at the present time there is no curb or sidewalk along 81st street; and

WHEREAS, the applicant states that the present owner has held title to the property since May 14, 1945; that the assessed valuation of land is \$20,000 and of the building \$15,000 making a total of \$35,000; that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the portion of the plot facing 31st avenue to have gasoline pumps of the low approved type, erected as shown on plans filed with this application, marked "Received June 5, 1956", 1 sheet, "July 5, 1956", 5 sheets, and "July 20, 1956", 1 sheet; that there may be six additional tanks in connection with such pumps on 31st avenue; and to permit the reconstruction and extension in area and height of one portion of the existing accessory building, substantially as proposed and indicated on such plans; that there shall be erected along the southerly lot line for a distance of approximately 60 feet but for the full depth of the adjoining lot No. 32, except for the portion that may be in the old Trains Meadow road, a masonry wall not less than 5 ft. 6 in. in height; that in the event the old road, not a city road is closed at the lot line of these premises, there shall be erected on such lot line a masonry wall similar to that herein required, to a total height of 5 ft. 6 in., with no openings therein; that the premises where not already paved, including the bed of the old road now owned by this owner shall be paved with concrete or asphalt; that under Section 7A, curb cuts may be permitted as shown, limited to two on 81st street, not over 30 ft. in width each and two of similar width on 31st avenue, located where shown; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that there shall be no windows opening from accessory building to the adjoining premises; that the accessory building shall have no cellar and in all other respects comply with the requirements of the Building Code; that on the rear lot line to the north and east there shall be constructed where shown a masonry wall not less than 5 ft. in height, agreeing with the masonry of the accessory building; that the sidewalks and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line near the intersection of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend on 31st avenue not more than 4 feet; that such sign may be erected toward the center of the premises opposite the new gas pumps therein permitted; that under section 7i, there may be repairing done within the accessory building with hand tools only for adjustments, provided that under the existing permit such repairing may be continued as therein permitted, except there shall be no heavy collision work done; that under section 7c, there may be parking of cars awaiting service, so arranged as not to interfere with the general servicing of the station and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed extension in area of an existing parking lot, for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben A. Lazarus, I. Alan Harris and P. Tompkins.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 20, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection if necessary and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 22nd street is in residence and retail use, B area, class 1½ height districts; Seventh avenue and Eighth avenue are in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1956 acting on Alt. Applic. 106-56, reads:

"2. Proposed extension in area of present parking and storage of more than five (5) motor vehicles in a Residence use district is contrary to Article II Section 3 of the Z.R. and also contrary to resolution adopted by the B. of S. and A. under Cal. #915-54-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 139 ft. 2½ in. frontage by 98 ft. 9 in. in depth, on which are located two buildings, to be demolished, on lots 22 and 24; that lots 25, 26, 27 and 28 are now occupied as a parking lot; that it is proposed to utilize the entire 75 ft. of space as a parking lot after demolition of the two buildings; and

WHEREAS, the applicant contends that the affected part of said premises consist of the entire square footage thereof, that is, an area having a frontage on West 22nd street of 75 ft. and a depth of 98 ft. 9 in.; that there are two buildings on the subject property, one 3 stories in height and the other 5 stories in height, one on each side of a vacant parcel 25 ft. wide; that eviction orders have been issued against the tenants in both these buildings; that inasmuch as this application is for permission to use lots 22, 23 and 24 in conjunction with lots 25, 26, 27 and 28 as a single parking lot, which permission has been granted as to said latter four lots in decisions rendered at hearings held on June 14, 1955 and November 22, 1955, a reiteration of the principal points set forth in statements filed under Cal. Nos. 915-54-BZ and 915-54-BZ, Vol. II is omitted as such statements are annexed and made a part of this application; and

WHEREAS, the applicant states that the present owner has held title to the property since August, 1955; that the assessed valuation of land is \$108,000 and of the building \$12,000 making a total of \$120,000.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1955, as thereafter amended by resolution adopted November 22, 1955, by adding thereto:

"that the additional lots may be occupied for parking when the buildings have been removed, under similar conditions as in the resolution above cited; that an additional curb cut may be permitted, not over 14 ft. in width, as shown on plans filed with this application marked 'Received February 21, 1956' 4 sheets, *on condition* that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution."

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district, the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Milton Arkin and Charles Korman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, application was withdrawn on November 9, 1955; and

WHEREAS, planning commission declined application, re, public parking facility on November 23, 1955; and

WHEREAS, application was reopened and restored to docket on December 20, 1955; and

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for investigation by the Board as to removal of Long Island Railroad station in this area, to be developed with a public market and a large parking space, and for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence, local retail and business use, D area, class 1 height districts; Mott avenue is in business and residence use, D area, class 1 height districts; Beach Channel drive is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 27, 1956 acting on N.B. Applic. 824-55, reads:

"1. The use of the premises as office, parking and storage of motor vehicles in the Local Retail portion and Residence portion of a plot in a Business, Local Retail and Residence use districts is contrary to Art. II Sect. 3, and Art. II Sect. 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 383.39 ft. frontage by 418.39 ft. in depth, irregular, on which is located a 2½ story frame dwelling and three private garages; that it is proposed to use the premises for parking and storage of motor vehicles; that it is also pro-

posed to erect an office of class 4 construction, 11 ft. in height, 20 ft. front and 10 ft. in depth; and

WHEREAS, the applicant contends that the parking situation in this area is acute and the proposal will help to alleviate this condition; that the many large apartments and stores in the area without parking facilities have created an acute need for additional parking space; that the proposed parking lot will be graded to the level of Mott avenue and paved with cinders and will be entirely enclosed with a 5 ft. high woven wire fence, except for two 20 ft. openings on Mott avenue; and

WHEREAS, the applicant states that the present owner has held title to the property since July 19, 1954; that the assessed valuation of land is \$49,700 and of the buildings \$12,500 making a total of \$62,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee also investigated the proposed market and parking lot to be constructed where the Long Island Railroad station is now located and finds that it will be at least a year before such parking lot is in operation; the committee recommended that the application should be granted under certain conditions.

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied in part for parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received September 30, 1955," 3 sheets, "November 1, 1955, one sheet, and "July 19, 1956", one sheet, *on condition* that there shall be erected on all lot lines including the street line a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, including a masonry base; that along all interior lot lines there shall be maintained a planted area not less than ten feet in width planted with suitable material and protected with curbing; that the balance of the premises shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there may be two entrances to Mott avenue each not over 15 ft. in width; that there shall be erected a woven wire fence along the building line of Mott avenue similar to the fence heretofore required except that there may be two entrances, opposite the curb cuts herein permitted, which shall be fitted with gates and kept closed when the parking lot is not in operation; that signs shall be restricted to a sign at each entrance advertising the parking and storage use and the rates charged and such other information as the Commissioner of Licenses; that such signs shall not exceed 20 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; that parking on the site shall be restricted to motor vehicles of the pleasure car type only; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that a toilet building shall be erected where proposed and there may also be a building as shown solely as an office and shelter for the attendant; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

MINUTES

PREMISES AFFECTED—22-16 to 22-52 (22-30 official)
Mott avenue, north side, 79.5 ft. east of McBride street,
Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39,
Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Milton Arkin and
Charles Korman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent
dated March 29, 1955, on N.B. App. 824/55 reads:

"2. The use of the premises partly in the bed of a
mapped street is contrary to Art. 3, Sect. 35 of Gen-
eral City Law.

3. The erection of a 20' x 10' frame office building
inside the fire limits is contrary to 4.1.2. B.C. and
contrary to 4.1.3 (5a) B.C."

and

WHEREAS, the applicant states the premises consist of a
lot fronting 383.37 ft. on Mott avenue with a depth of 418.05
ft. irregular therefrom located in residence, local retail and
business use, D area, Class 1 height which it is proposed
to use for the parking and storage of motor vehicles and
erect thereon one-story 11 ft. high, Class 4 constructed office
building 20 ft. by 10 ft. in area; and

WHEREAS, the applicant contends as to Objection 2 issued
by the Borough Superintendent, that part of the premises
lies within the bed of Mott avenue and Dix avenue, which
are indicated on the City maps as streets but not physically
opened or widened; that the City does not have title thereto
and there are no proceedings pending at this time to acquire
such title; that the owner agrees to remove or not to claim
damages for any fences, buildings or improvements that
may be installed in the bed of the mapped streets, and con-
tends as to Objection 3, that the building proposed will be
one story in height, of Class IV construction, having a
frontage of 20 feet and a depth of 10 feet and its use will
be of a non-hazardous nature; and

WHEREAS, this appeal was withdrawn November 9, 1955,
in conjunction with Cal. No. 265-55-BZ, pending a decision
by the City Planning Commission on a simultaneous ap-
plication filed for the same use as requested herein; and

WHEREAS, this appeal was restored to the docket De-
cember 20, 1955, for consideration by the Board; and

WHEREAS, the applicant has filed a new decision of the
borough superintendent dated April 27, 1956, on N.B. App.
824/55, reading:

"2. The use of the premises partly in the bed of a
mapped street is contrary to Art. 3, Sect. 35 of General
City Law.

3. The erection of a 20' x 10' frame office building
inside the fire limits is contrary to 4.1.2 B.C. and con-
trary to 4.1.3 (5a) B.C."

WHEREAS, the premises was inspected by a committee of
the Board

Resolved, that the decision of the borough superintendent,
dated April 27, 1956, acting on N.B. App. 824/55, Objection
No. 2 be and it hereby is *modified* and that the appeal be
and it hereby is *granted* under the powers vested in the
Board to permit the use as permitted this day under Cal.
No. 265-55-BZ, to occupy the bed of the street where pro-
posed to be widened or constructed under the conditions as
set forth in such resolution; and as to Objection No. 3,
to permit the construction of the building as a toilet and
shelter for attendant of frame as permitted under the reso-
lution adopted this date under such Cal. No. 265-55-BZ.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and
Samuel M. Berley, owners (purchaser under contract:
Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the
borough superintendent) under section 7e of the zoning
resolution, to permit in a local retail use district, the
erection and maintenance of a gasoline service station,
lubritorium, auto laundry (non automatic) minor auto
repair shop (with hand tools only) and the parking of
motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, south-
east corner of 202nd street, Block 10496, Lot 52, Hollis,
Borough of Queens.

APPEARANCES—

For Applicant: J. I. Isaacs, Joseph B. Lynch and Samuel
M. Berley.

For Opposition: Fred Clind.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, application was previously withdrawn on De-
cember 13, 1955; and

WHEREAS, application was reopened and restored to the
docket on April 3, 1956; and

WHEREAS, a public hearing was held on this application
on June 26, 1956 after due notice by publication in the
Bulletin; laid over to July 17, 1956, for inspection and deci-
sion; hearing closed; then to July 24, 1956, for further
consideration; applicant notified; and

WHEREAS, the district maps accompanying the zoning
resolution show that the site is in a local retail use, D
area class ½ height district; Hillside avenue and 202nd
street are in residence and local retail use, E-1 and D area,
class ½ height districts; and

WHEREAS, the decision of the borough superintendent,
dated February 27, 1956 acting on N.B. Applic. 1088-55,
reads:

"1. Proposed erection and maintenance of a gaso-
line service station, lubritorium, auto laundry (non-
automatic), minor auto repair shop with hand tools
only and the parking of motor vehicles awaiting service
for a term of fifteen (15) years in a local Retail Use
District is contrary to Art. 2, section 4C of the Zon-
ing Resolution."

and

WHEREAS, the applicant states that the premises consist
of a plot, 100.08 ft. frontage by 98.35 ft. in depth, vacant
except for two billboards erected under building department
permits; that it is proposed to erect a one story building
of class 3 construction, 61 ft. front, 30 ft. in depth, 14 ft.
in height, and to occupy the premises as a gasoline service
station, lubritorium, non-automatic auto laundry, minor auto
repair shop with hand tools only, and the parking of motor
vehicles awaiting service, for a period of 15 years; and

WHEREAS, the applicant states that on July 25, 1916 the
plot was zoned for business use abutting residence use; that
an amendment dated July 17, 1947, C. P. 4883, rezoned the
business use to local retail use abutting residence use; that
also in 1916 the plot was zoned for class 1 height and class
D area; that under amendment dated June 30, 1952, C. P.
9011, the height class was changed from 1 to ½; that the
class D area remains unchanged for the plot in question;
that however, the abutting residence use property was
rezoned from D to E-1, also on June 30, 1952, C. P. 9011;
and

WHEREAS, the applicant further states that existing con-
ditions, in addition to the presently legally permitted bill-
boards, show that the plot is about an average of 2 ft.
below grade and that there is no sidewalk or curb along
Hillside avenue, or along 202nd street; that Slip Applies.

MINUTES

10097-28 and 10379-28 were approved on November 20, 1928 and November 28, 1928, respectively; that the plot will be graded substantially to the level of the two streets, retaining walls along the easterly and southerly lot lines will be erected as required, new sidewalk and curb to legal city grade and width will be constructed along Hillside avenue and new sidewalk along 202nd street; that the proposed accessory building will be one story in height, with no cellar, and will be finished on the two street fronts with face brick and porcelain enamel bands; that the two interior sides will be completed with common brick; that the building will be located along the rear or southerly lot line and there will be no openings therein, in the rear wall; that the building will be set back about 26 ft. from the 202nd street lot line so that the windows in the porch of the adjoining residence to the south will not be obstructed; that along the interior lot lines there will be erected masonry and wrought iron picket walls to a total height of 5 ft. 6 in.; that the masonry wall, finished with face brick similar to the finish of the accessory building, will be 2 ft. in height and the wrought iron pickets will be 3 ft. 6 in. in height; that a return wall with a total height of 4 ft. consisting of 2 ft. masonry and 2 ft. wrought iron pickets, will be erected along the lot line of 202nd street for a distance of 33 ft.; that suitable planted areas protected with 6 in. concrete curbing will be provided as shown on plan submitted with this application and the yard area will be paved with asphaltic concrete paving; that there will be ten 550 gallon gasoline tanks and four low type gasoline pumps set back a minimum distance of 15 ft. from the Hillside avenue lot line, one 550 gallon waste oil tank and one 550 gallon fuel oil tank together with a Gilbert & Barker approved type ceiling suspended furnace in the store room; that in addition to the new sidewalks and curb as aforementioned, there will be two 30 ft. curb cuts, including splays, on Hillside avenue and one 20 ft. cut on 202nd street; that there will be no cut nearer than 5 ft. to any lot line as prolonged; that the cut on 202nd street will be within 25 ft. from the intersection and section 7A does not apply; that there will also be erected one post standard with an "Esso" brand sign in the location as shown and overhanging the lot line of Hillside avenue 4 ft.; that the macadam paving on Hillside avenue ends about 15 ft. from the legal curb line and this so-called shoulder will be graded and paved in front of the property; and

WHEREAS, the applicant contends that under Cal. No. 780-51-BZ the Board granted a variance for a gas station on a plot of ground approximately 100 ft. by 100 ft. located at the southeast corner of 201st street and Hillside avenue; that this plot was located in a residence use district; that under Cal. No. 673-53-BZ, Vol. II, the Board recently granted a variance for a gas station in a residence use district at the northwest corner of Hillside avenue and 197th street at Foothill avenue; that it is to be noted that the plot under consideration in this application is located in a local retail use district; and

WHEREAS, the applicant further contends that the shopping center and customer parking lot located in block 10532, lot 120 and block 10533, lot 1, located across Hillside avenue from the proposed site, extends from 202nd street easterly, a distance of about 800 ft. to the west side of Francis Lewis boulevard; that in so-called spot zoning, the City Planning commission adopted an amended zoning resolution on March 24, 1952 under C. P. 8869 rezoning the aforementioned property from residence and local retail to restricted retail use and from E district to D district for area; that the rezoning application was granted at the property owner's request to facilitate the erection of the shopping center with accessory off street parking facilities; that there was no objection to this rezoning and the commission deemed the proposed rezoning warranted and desirable; that the center has been completed and numerous stores for various items are now in operation; that the erection of this shopping center has a tendency to discourage small store and shop owners and there is no need or demand for such use at the property under appeal; that Esso Standard Oil Company

had maintained a gasoline service station on the south side of Hillside avenue near the intersection of 207th street for over 15 years; that this station was permitted by the Board for 2 and 5 year terms under Cal. No. 641-30-BZ, Vols. I, II and III; that however, this property has been taken by the City and the gas station has been demolished; that the Board of Education has erected a public school playground along the block front of Hillside avenue between 207th and 208th streets; that the work has recently been completed; that the Board's consideration is requested in this present application for the replacement of the gas station at the former 207th street location; and

WHEREAS, the applicant contends that the owners have held this property since March 10, 1950; that they have been unable to develop the property in conformity with the existing local retail use, although they have made diligent efforts to do so; that efforts to sell this property for a conforming use at a fair market price have proved fruitless; that however, a purchase contract has been entered into with the Esso Standard Oil company, subject to a favorable zoning variance and in the event the variance is granted, the Esso company will erect the proposed modern gasoline service station; that Hillside avenue is a main traffic artery and principal route for both commercial and pleasure type vehicles extending from about the Kings County line to the Nassau County line and there is a definite need for an Esso modern gasoline servicenter; and

WHEREAS, the applicant states that the present owner has held title to the property since March 10, 1950 and that the assessed valuation of land is \$12,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received May 17, 1956", 5 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of Hillside Avenue and 202nd street; that the premises shall be constructed and arranged substantially as proposed and as indicated on such plans; that there shall be no cellar under the accessory building; that the accessory building shall be of the design and arrangement as proposed; that the exterior walls shall be of face brick, with no windows opening at the rear to the adjoining premises; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Hillside avenue; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved gasoline tanks; that along the easterly lot line there shall be erected a masonry wall not less than 5 ft. 6 in. in height from the street building line to the rear lot line and running along the rear lot line to the accessory building and continuing from the accessory building to the street building line of 202nd street and along 202nd street for a distance of approximately 30 ft. with suitable terminating posts; that where not occupied by accessory building and pumps and proposed planting the premises, where unbuilt upon, shall be paved with concrete or asphaltic pavement; that the planting area shall be maintained where shown with suitable planting and protected with curbing not less than 8 in. in height and 6 in. in width above grade; that curb cuts shall be restricted to two curb cuts to Hillside avenue where shown not over 30 ft. in width and one curb cut to 202nd street within the first 25 ft. from the intersection; that sidewalks and curbing abutting premises shall be reconstructed or repaired to the satisfaction of the Borough President; that

MINUTES

signs shall be restricted to permanent signs attached to the facade of the accessory building, facing Hillside avenue, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard at the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to Hillside avenue for a distance of not more than four feet; that any lights for illumination shall be on metal standards with metal reflectors so arranged as to reflect toward the center of the premises and away from the adjoining occupancies; that there may be under Section 7e minor repairing with hand tools only maintained solely within the accessory building; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e for a similar term there may be parking of motor vehicles awaiting service; that all premises shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant, Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly	4
Negative	0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; laid over to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit Boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall; then to June 19, 1956, for consideration and decision; then to July 3, 1956, for applicant to file adequate plan; hearing previously closed; then to July 24, 1956, for applicant to file revised plan in order to give sufficient room for proposed pumps; applicant to consult with the Board of Transportation for their approval before submitting such revised plans to the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Conduit boulevard, Sheridan avenue, Belmont avenue and Grant avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1955 acting on N.B. Applic. 1467-55, reads: "Examination for zone only.

1. Proposed building and premises, in a Residence use zone, to be used for Gas service station, Lubritorium, car wash, auto repairs, office for sale of accessories,

storage of auto accessories, storage and parking of more than 5 motor vehicles (including commercial vehicles) is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 228 ft. frontage by 196 ft. in depth, irregular, vacant at present; that it is proposed to erect a gasoline service station with an accessory building of colonial design to contain conjunctive uses of lubritorium, car washing, minor auto repairs and storage and sale of automobile accessories, with office; that this building will be located on the northeasterly corner of the plot; that it is also proposed to install six sets of dispensing pumps facing on Conduit boulevard and one set facing on Sheridan avenue, all constructed on concrete islands; that it is also proposed to use the balance of this plot for open air commercial parking of more than 5 motor vehicles; that the plot will be levelled substantially to grade and paved with asphaltic paving; that the entire plot will be enclosed with a woven wire fence of the type and quality and to the extent required by the Board; and

WHEREAS, the applicant contends that Conduit boulevard, variously known as Southern parkway, Sunrise highway, etc., is one of the main traffic routes connecting points along the south shore of Nassau and Suffolk counties with New York city; that its route adjoins Idlewild airport and Aqueduct race track, about a mile to the east; that it intersects several important cross county highway, such as New York, Rockaway, Cross County boulevards, as well as the Van Wyck expressway, along its route; that it is expected that automobile traffic on this highway will increase tremendously during the next few years, so much so that Conduit boulevard is being widened along this point to a width of 260 ft.; that the City has already condemned and taken title to a substantial strip on both sides of this highway; that about 60 ft. has been taken from the northern end of the subject site, reducing its size to the present dimensions, as indicated on plan herewith filed; that there are no gas stations within the immediate vicinity, the nearest one is a Mobiloil station on the northwest corner of Euclid and Liberty avenues; that there was a station about a block away from the present site which was torn down to make way for the street widening of Conduit boulevard; that the subject site is unadaptable for any other improvement than the one proposed because of the existence of an easement on this plot in favor of the New York City transit authority; that the transit authority will extend the Fulton street line of the IND division of its subway lines from the present terminus of the Euclid avenue station and there will be a new subway station at Grant and Pitkin avenues directly in front of the site; that at the same time, a spur from this new line will pass beneath the site to the Pitkin avenue subway yards, 2 blocks south of the site; that this easement restricts the size and type of structures which may be erected on the plot; that the uses and structure proposed would not violate any of the covenants in this easement; that fully two thirds of the surrounding area consists of vacant land; that due no doubt to the presence of the terminal subway station at Euclid avenue, a few blocks to the west, passenger cars are parked on every available vacant lot and along the sidewalks; that most of these cars belong to owners who reside outside the city who park their cars as near the subway station as possible and then travel the rest of the way by subway to their destination; that therefore there is urgent need for off street parking facilities in this neighborhood and the present site is ideally located for this purpose; and

WHEREAS, the applicant states that the present owner has held title to the property since May 28, 1953 and that the assessed valuation of land is \$23,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans marked "Received July 5, 1955", 4 sheets and "July 18, 1956", 1 sheet, *on condition* that the plot be leveled substantially to the grade of the surrounding streets, constructed and arranged in accordance with filed plans, particularly revised plan marked "Received July 18, 1956", 1 sheet; that the accessory building shall be of face brick on all sides, have no cellar, be designed and arranged as proposed and in all other respects comply with the requirements of the Building Code; that pumps shall be of a low approved type, located where indicated on such revised plan; that gasoline storage tanks shall be located at least 25 feet away from the subway under the plot as shown on such revised plan, and shall consist of six approved tanks toward the west and six approved tanks toward the east; that along the interior lot lines of Belmont and Grant avenues there shall be erected a woven wire fence of the chain link type erected on a masonry base to a total height of 5 ft. 6 in.; that a similar fence shall be continued along Sheridan avenue from the intersection of Belmont avenue for a distance of approximately 75 feet, with suitable masonry terminating posts; that curb cuts shall be restricted to two on Conduit boulevard, each not over 30 ft. in width and two not over 21 ft. each; that along Sheridan avenue there may be two curb cuts, one 30 ft. in width and one 20 ft. in width, located where shown on plans; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that the sidewalks and curbing abutting the site on all four streets shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that at the intersection of Conduit boulevard, Sheridan and Grant avenues there shall be erected at each intersection a block of concrete 12 in. high, extending for 5 feet along each street line; that signs shall be restricted to permanent signs attached to the front of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of Sheridan avenue and Conduit boulevard of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line not more than 4 feet; that any lighting installed shall be on metal standards with metal reflectors so arranged as to reflect toward the center of the plot and away from adjoining occupancies; that under section 7h for a similar term there may be parking of cars on such space as will not interfere with the servicing of the station; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

556-55-BZ

APPLICANT—Fred C. Dahlem, for Louis J. Sonderlich, owner.

SUBJECT—Application June 7, 1955—(decision of the borough superintendent, under section 7h of the zoning resolution to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2875-2877 Briggs avenue, west side, 182.96 ft. south of East 199th street, Block 3302, Lot 50, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: P. A. Wilson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murlock, Commissioner Klemert,

Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 199th street are in a residence use, B area, class 1½ height district; Briggs avenue is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 23, 1955 acting on Alt. Applic. 124-55, reads:

"1. In a residence district the proposed parking and storage of more than 5 motor vehicles is contrary to Sect. 3, Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 190 ft. in depth, now vacant; that it is proposed to permit parking and storage of more than five motor vehicles on said premises; and

WHEREAS, the applicant contends that the new owner finds it difficult to erect a new building as the lot is too small for an apartment house; that it is therefore requested that the Board permit the parking and storage of more than five motor vehicles on same in order to derive some income; that the lot will be properly graded and fenced in with a chain link fence and each car owner will have a key to the lock on the gate; that the lot will be closed and locked at all times except when a car is to be taken in or out; that there are no public garages near, and the use of this lot will take some 25 cars off the streets; that the owner will plant hedges along the building line inside of the chain link fence and will keep the lot in keeping with the surrounding properties, so that the neighbors will not find cause to complain; and

WHEREAS, the applicant states that the present owner has held title to the property since December 4, 1954 and that the assessed valuation of land is \$12,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and consideration has been given to the adjoining residential occupancies and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 124/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: V. J. Bensi.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956, at the request of attorney for objectors; no further requests for adjournment to be entertained; then to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Carson street are in retail and residence use, D and E-1 area, class ½ height districts; Springfield boulevard is in retail and residence use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1955 acting on Alt. Applic. 806-55, reads:

"1. The proposed change in occupancy from a lumber yard, office and saw mill to a factory, office, storage and paint spraying on a plot located partly in a Retail and partly in a Residence use district is contrary to Art. II Sec. 3 and Sec. 4A of the Zoning Resolution."

3. The occupancy of more than 55% of the area of the lot in a D district is contrary to Art. IV Sec. 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 52.20 ft. frontage by 336.30 ft. in depth, irregular, on which are located three buildings, of which one is 51.55 ft. by 146.28 ft.; the second is 50.6 ft. by 70 ft., one story in height, and the third is 12 ft. by 10 ft.; that it is proposed to change occupancy to factory, office and paint spraying, using more than the are permitted, and to construct a one story masonry spray room in the open yard; and

WHEREAS, the applicant states that the property referred to is presently zoned as a class ½ height district; that the portion of the property within 100 ft. of Springfield boulevard is presently zoned as a retail district and a D area district and the remainder is zoned as a residence, E-1 area district; that as of July 25, 1916 the property was zoned as an unrestricted district, a one times height district and a D area district; that on June 25, 1937 the portion of the property within 100 ft. of Springfield boulevard was placed in a business district and the remainder was placed in a residence district; that on January 21, 1947 the business portion of the property was changed to its present retail designation; that the present height and area designations became effective on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the owner of this property sells movie seats to various theater owners; that he employs 4 men and has on the premises an 8 in. cross-cut saw, an 8 in. table saw and a 30 in. Benz saw; that these saws are very rarely used; that they are used at times to shorten the legs of movie seats one or two inches; that it is to be noted that the owner does not manufacture theater chairs but purchases the raw theater chairs, which are always stock size with one or two variations, sprays them according to order and upholsters said chairs; that the bulk of the owner's work is upholstering; that the spraying apparatus may be used once a month at the most; and

WHEREAS, the applicant contends that the property in question was formerly a saw mill and lumber yard backing on the Long Island railroad; that when the property was purchased it was in a partial business and residence district; that the present owner, at the time of the purchase of the property, received certificate of occupancy No. Q20843 from the seller for a saw mill and lumber yard; that the spraying at the present time is conducted in an open shed at the rear of the property facing the railroad; that it is proposed to construct a one story masonry spray room, 10 ft. by 12 ft.

in size, in the open yard, at the rear of the plot adjoining the railroad right-of-way; that it is also proposed to demolish a large one story frame shed, approximately 13 ft. by 110 ft.; that the surrounding uses of the various properties lend to the general tenure of the work being conducted herein; that immediately adjacent to the owner's property is the storage of gasoline pumps, etc., and other business properties are located on either side of the owner's place of business; that the existing building was erected in 1924 and the mapped widening was mapped on April 12, 1935; and

WHEREAS, the applicant states that certificate of occupancy No. Q20843 was obtained on previous owner's affidavit that he constructed the existing building in 1924, when use zoning was unrestricted; and

WHEREAS, the applicant states that the present owner has held title to the property since March 16, 1946; that the assessed valuation is as follows: old lot No. 34—land \$2,000, building \$8,500; old lot No. 55—land \$2,500; old lot No. 57—land \$2,000, building \$3,000; total assessed valuation \$18,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the use of the existing buildings, except for the building to be demolished, substantially as proposed and as indicated on plans filed with this application marked "June 30, 1955" 9 sheets, and "February 10, 1956" one sheet, for the use as proposed to be occupied by the National Seating Co., Inc., for storage and repair of seatings *on condition* that the building at the rear along the lot line shall be removed and that the existing or a new woven wire fence of the chain link type shall be maintained on all lots lines where walls of adjoining buildings do not occur; that the furnace for burning waste shall be enclosed on all sides with fireproof partitions with proper flue through the roof; that during the term of this variance the premises shall be used for no other use; that the existing wood working machinery may be continued; that the buildings shall not be increased in height or area and shall be fire retarded as may be required by the borough superintendent; that in the rear where proposed there may be a spray booth in a separate building as indicated properly vented above the roof with a flue to a proper height to prevent fumes interfering with neighboring uses; that the unbuilt upon portion of the premises shall be properly surfaced; that no signs shall be erected in the residence use district; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and a new certificate of occupancy obtained.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

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THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated June 1, 1955, on Alt. App. 806/55 reads:

"2. The proposed use of frame buildings for business purposes is contrary to Sec. 4.b B.C.

4. The construction of the exterior walls of frame construction is contrary to 4.1.3(b) of Building Code." and

WHEREAS, the applicant states the building is one story, 20 ft. in height, 51.50 ft. and 50.6 ft. front by 146.28 and 70 ft. in depth, of Class 3 construction, erected in 1941 on a lot 52.20 ft. front by 336.30 ft. irregular in area, now in a retail and residence use, D and E-1 area, Class ½ height district; used and occupied since 1946 as follows: 1st floor—office, storage of theater seats, paint spraying and upholstering, 5 persons; that no change in use or occupancy is proposed; and

WHEREAS, the owner was fined in Magistrate's Court on charge of violating the Administrative Code; and the applicant further states that the owner sold seats to various theatres and employs four men and maintains on the premises an 8 in. cross-cut saw, an 8-in. table saw and a 30 in. Benz saw; that these saws are rarely used; that the owner does not manufacture the theater chairs but purchases raw chairs, sprays and upholsters them to order; the bulk of the work is upholstering; that the spraying apparatus may be used once a month; that the owner at the time of purchase of the property received a Certificate of Occupancy #Q20843 for a saw mill and lumber yard; that the spraying is now conducted in an open shed on the rear, facing the railroad; that it is proposed to construct a one-story masonry sprayroom, 10 ft. by 12 ft. in area in the rear adjoining the railroad right of way and to demolish a large one-story frame shed approximately 13 ft. by 110 ft. in area as shown on plans filed with Cal. 559-55-BZ; that in view of conditions in surrounding neighborhood and the fact that the use carried on is less obnoxious than a saw mill and lumber yard, it is requested the Board grant a variance permitting the new use; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated June 1, 1955, acting on Alt. App. 806/55, Objections 2 and 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 559-55-BZ shall be complied with; and that such fire fighting equipment shall be installed as the Fire Commissioner shall direct.

653-55-BZ

APPLICANT—Gabriel Nathan, for Peter Tessler, owner.
SUBJECT—Application August 4, 1955—(decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a retail use district, the construction of a public garage, gasoline service station and auto repair shop.

PREMISES AFFECTED—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: Morris A. Greenbaum.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin;

laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; Beach 25th street is in retail and residence use, D area, class 1 height district; Brookhaven avenue is in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 19, 1955 acting on N.B. Applic. 2664-55, reads:

"1. The construction of a public garage, service station & auto repair shop in a retail use dist. is contrary to Art. 2 Sec. 4A of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 159.62 ft. frontage by 189.8 ft. in depth, irregular, on which is located a frame garage to be demolished; that it is proposed to construct a modern garage with repair shop and gasoline service station, with two curb cuts on Brookhaven avenue and two curb cuts on Aztec place; that it is also proposed to install one pump island with two dual pumps and six 550 gallon buried gasoline storage tanks; that the entire open area will be paved with concrete and 5 ft. high masonry walls will be constructed on the unbuilt portions of the westerly and southerly lot lines to complete the enclosure of the plot; and

WHEREAS, the applicant states that height and area designations have been unchanged since 1916; that the use district was changed from business to retail May 26, 1955; and

WHEREAS, the applicant states that the plot contains a two story frame building, date of construction unknown, which was being used as a public garage at the time of purchase by the present owner in 1918; that there was also on the plot a 550 gallon gasoline storage tank; that there is no record of permits having been issued for either the garage or the gas station, but the owner possesses ample evidence that the property was being used for both of these purposes for many years, as follows: that the Sanborn atlas of 1912, Vol. 8, page 37, shows the building as an auto building with a "525 gallon gasoline tank buried"; that photos taken on May 25, 1955 show this tank after removal by the City, the portion of this owner's property containing the tank having been acquired by the City for the construction of Brookhaven avenue; that a survey dated March 23, 1922 shows this building to be a frame garage 89.85 ft. by 34.25 ft.; that fire insurance policies, leases, etc., dating back to 1922 show this building to be used as a public garage; and

WHEREAS, the applicant contends that the proximity of the site to the Wavecrest station of the Long Island Railroad at Beach 25th street, which will shortly become part of the New York City rapid transit system, makes it well adaptable for the proposed uses as it will fill a need of the community; that the character of the neighborhood will not be adversely affected; and

WHEREAS, the applicant states that the present owner has held title to the property since September 15, 1918; that the assessed valuation of land is \$3,300 and of the building \$200 making a total of \$3,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions, c, f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 2664/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of

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the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles. PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph A. Brancots, Mrs. Rosenblatt, Mrs. Ginsberg, Mrs. Schick, Pauline B. Pomeranz, Mrs. Pikula, Mary Putrafesa, Helen Haydamach, Anna Tarr, Celia Michacison, M. Rella, Mrs. Evelyn Weiner, Maria Ritz, P. Troch and Anna Ryszytiwsky.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Belmont avenue and Pine street are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 3, 1955 acting on N.B. Applic. 1657-55, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor auto vehicle repairs, office & sales, storage, parking and storage of motor vehicles in a residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 119 ft. 10 $\frac{1}{4}$ in. frontage by 47 ft. 2-5/8 in. in depth, irregular, now vacant; that it is proposed to secure a variance for a period of 15 years in order to erect and maintain a modern gasoline service station consisting of eight 550 gallon gasoline storage tanks and four dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, having a frontage of 48 ft., a depth of 27 ft. and will contain the conjunctive uses of car wash, lubritorium, motor vehicle repairs, storage, office and sales; that a portion of the open area will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a business use district and received their present use designation on April 7, 1953; and

WHEREAS, the applicant contends that Belmont avenue is a main auto lane leading across Brooklyn and that fact, together with the large home development in the area, makes the proposal entirely in keeping and a required service at this point; that there are no other gas stations within the affected area; that although Belmont avenue is zoned as residence, the street is not residential in character due to the many non-conforming uses, as follows: block 4250, lot 21—store; block 4251, lot 26—store; block 4234, lots 34 and 43—stores; block 4233, lot 39—store; block 4232, lots 36 and 1—stores; that the building will be highly modern in design and will help improve the appearance of the community; that it would be far better to have this vacant land developed in a modern manner than the picture it now presents to Belmont avenue; that it would be impractical to develop the site with residence use to the non-conforming uses above described; that the present day cost of construction would raise the price of a dwelling to such an extent that it would not be saleable in this community; that the erection of a gas station would increase the assessed value of the site, thereby rendering a greater tax to the city and also enable the owner to retain possession of his property,

continue to pay taxes and receive an equitable return on his investment; and

WHEREAS, the applicant states that the present owner has held title to lot 23 since August 6, 1951 and to lot 29 since February 1, 1952; that the assessed valuation of land is \$5,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1657/55, Objection No. 1, be and it hereby is affirmed and that the application be and it hereby is denied.

719-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Isaac V. Cohen, owner.

SUBJECT—Applicant August 19, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1202-1224 Prospect avenue, east side, 180 ft. north of Stebbins avenue, and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Isaac V. Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 167th street and Home street are in a business use, B area, class 1 $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated July 20, 1955 acting on N. B. Applic. 1066-55, reads:

"1. Proposed use of gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office & sales, & parking & storage of motor vehicles in a business use district is contrary to Art. II Sect. 4 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage on Stebbins avenue, 82.64 ft. on the southerly lot line and 114.90 ft. on the northely lot line, presently developed with a parking lot; that it is proposed to erect a modern gasoline service station consisting of ten 550 gallon gasoline tanks and four dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, with a frontage of 62 ft., a depth of 62 ft., irregular, and contain the conjunctive uses of lubritorium, car washing, minor auto repairs, storage room, office and sales; that the open portion of the plot will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the building will be erected in a modern manner and will improve the appearance of the community; that Prospect avenue is a main auto

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lane leading across the Bronx and as such the proposal is entirely in keeping at this point; that all entrances and exits to the gas station will be confined to Prospect avenue; that there are sufficient stores in the area for public requirements and the high value of the land makes it mandatory that it be developed at this time as proposed so that the owner may retain his property and continue to pay taxes; that it would not be feasible to erect additional stores at this time; that there are non-conforming uses in the affected area showing that the proposal would also be in keeping at this point; that these non-conforming uses are as follows: block 2680, lot 55—garage; block 2693, lot 1—gas station; block 2691, lot 77—motor vehicle repair shop; and

WHEREAS, the applicant states that the present owner has held title to the property since April 14, 1951 and that the assessed valuation of land is \$33,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in connection with existing gasoline stations in the general area and specifically in connection with Cal. 176-35-BZ, Vol. III, which has been granted this day; and the committee recommended that this application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received August 19, 1955", 4 sheets, *on condition* that all buildings and uses on the site shall be removed and the premises leveled substantially to the grade of Prospect and Stebbins avenues, arranged and constructed as indicated on such plans, including the section for car washing; that along Stebbins avenue, the windows shown on plans for such car washing section shall either be eliminated or installed not less than 8 ft. from the sidewalk; that the accessory building shall be faced with face brick, including the car washing section, and shall have no cellar and comply in all other respects with the requirements of the Building Code; that pumps shall be of a low approved type, erected not nearer than 15 ft. to Prospect avenue; that there shall be no openings on the side to Stebbins avenue; that along the interior lot lines to the north and south there shall be erected a masonry wall not less than 5 ft. 6 in. in height with proper terminating posts at the building lines; that curb cuts shall be restricted to two, each 30 ft. in width to Prospect avenue and none nearer than 5 ft. to a side lot line as prolonged; that the sidewalks and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under section 7i for a similar term there may be minor repairs maintained solely within the accessory building with hand tools only for adjustment; that the premises where not occupied by by accessory building, car washing building and pumps shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the accessory building, excluding all roof and temporary signs, but permitting the erection of one post standard erected toward the middle of the premises opposite the pumps for supporting a sign, which may be illuminated, advertising only the brand of gasoline sold and which sign may extend beyond the building line not more than 4 feet; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

831-55-BZ

APPLICANT—Burke, Green and Groh, for Edward J. Riesbeck and Dr. Andrew Presto, owners.

SUBJECT—Application October 20, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a drive-in restaurant and free parking for patrons' cars.

PREMISES AFFECTED—85-15 Astoria boulevard, northwest corner of 86th street, Block 1097, Lot 8, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Sidney J. Sherman, Jean Bustruc, Lillian Marone, Vincent Zago, Evelyn Greenberg, Violet Payclos, Guisseppina Orfeo, Franklin K. Marone, M. D., Lillian Melega, Mary K. Farrell and Josephine Gonzalez.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class ½ height district; Astoria boulevard is in residence, business, manufacturing and local retail use, D area, class ½ height districts; 86th street is in residence and business use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1956 acting on N.B. Applic. 3458-55, reads:

"1. Proposed diner in a residence use district and free parking of patrons' cars is contrary to Art. 2 Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 106.75 ft. frontage by 113.14 ft. in depth, irregular, now vacant; that it is now proposed to construct a one story and cellar building, 50 ft. by 30 ft., to be used as a diner; that the front half of the building, the dining portion, will be standard steel framing and stainless steel exterior construction; that the rear half, kitchen, office and toilet facilities, will be constructed of 8 in. masonry; that the building will be centered on the plot near the Astoria boulevard building line, and the remainder of the plot will be used for free parking of patrons' cars and will receive a cinder or gravel surface treated with a binder; that a 5 ft. 6 in. high woven wire fence will be on both interior lot lines and a 5 ft. wide strip of planting and shrubbery will be provided along the entire north lot line; that two 30 ft. curb cuts will be installed along the Astoria boulevard frontage and there will be no curb cuts on 86th street; that a post standard and sign will be installed at the corner; and

WHEREAS, the applicant states that the property referred to is presently zoned as a residence district, class ½ height district and a D area district; that as of July 25, 1916 the portion of the property within 100 ft. of Astoria boulevard was in a business district and the remainder, if any, was in a residence district; that the entire property was zoned as a business district on December 14, 1934 and the present residence designation became effective on November 17, 1952; that as of July 25, 1916 the property was zoned as a one times height district and a C area district; that the present height designation became effective on August 31, 1938 and the present area designation became effective on November 17, 1952; and

WHEREAS, the applicant contends that the original application was for a custard refreshment stand; that however, the owners of the airport diner located on 82nd street and Astoria boulevard were having their property condemned by the Port Authority of New York for the purposes of an

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extension of the beam lights to LaGuardia field; that they pleaded with the owner of the subject property to sell the piece to them so that they could move their diner to this position; that the Port authority interceded for them and the owner of this property therefore changed the application to read proposed diner rather than a refreshment stand; that there is a letter submitted by the Port authority to verify these facts and it is trusted that, due to the extenuating circumstances of the hardship inflicted upon the present owners of the diner, plus the business-like arrangement not only on Astoria boulevard but on 86th street as well, that the Board will exercise their discretion favorably in this instance; and

WHEREAS, the applicant states that the present owner has held title to the property since July 3, 1953 and that the assessed valuation of land is \$24,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3458/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application November 7, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, B and C area, class 1¼ height districts; Bedford avenue and Fulton street are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated October 31, 1955 acting on Alt. Applic. 3255-55, reads:

"1. The proposed parking & storage of motor vehicles partly in a business use district & partly in residence use district is contrary to Art. II Sec. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 67 ft. 6 in. frontage by 100 ft. in depth, at present occupied for the parking and storage of more than five motor vehicles; that it is proposed to legalize the use of this property as a parking lot for more than five motor vehicles; and

WHEREAS, the applicant further states that the subject property is owned by the operators of the public garage adjoining this property to the east, on lot 15; that this garage was erected under permit No. 2250-06 and has been used as such since then; and

WHEREAS, the applicant contends that the development on the south side of Halsey street, looking west, is business and residential to Bedford avenue, and to the east the development is residential; that on the north side of Halsey street there are dwellings and business property to the west and dwellings to the east; that Halsey street is an automobile thoroughfare leading from Bedford avenue to Ridgewood and has considerable vehicular traffic; that both sides of the streets in the neighborhood are filled with parked cars and it is felt that this parking lot will help somewhat to relieve the congested condition; that this property is not suitable for a conforming use as most of the business is on Bedford avenue and a development of new dwellings, with a garage adjoining, would not be practical; and

WHEREAS, the applicant states that the present owner has held title to the property since December 1, 1948 and that the assessed valuation of land is \$8,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c as to extension of the existing gasoline service station to include parking on lots 11 and 14 as proposed and as indicated on plans filed with this application marked "Received November 7, 1955", 2 sheets, *on condition* that such lots shall be graded to the grade of Halsey Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on the front lot line and on the rear lot line where shown there shall be erected an woven wire fence of the chain link type not less than 5 ft. 6 in.; that in addition to the entrances to the gasoline service station now existing, there may be an additional curb cut herein shown to Halsey street not over 20 ft. in width; that such opening on the lot line shall be fitted with a gate which shall be normally kept closed when the parking lot is not in operation; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six months from the date of this resolution.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

APPEARANCE—

For Applicant: Gabriel Nathan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the

MINUTES

Bulletin; laid over to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for further consideration; applicant notified; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Beach 54th street are in a residence use, D area, class 1 height district; Edgemere avenue is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 24, 1955 acting on Alt. Applic. 2291-55, reads:

"1. A parking lot in a residential district is contrary to the zoning resolution, Art. II, Sect. 3."

and
WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 129.5 ft. in depth, now vacant; that it is proposed to use the premises for the open parking and storage of more than five motor vehicles, with a 10 ft. by 10 ft. frame shelter; and

WHEREAS, the applicant states that on December 28, 1939 the use was changed from business to residence; and

WHEREAS, the applicant contends that this plot is located in the center of a highly congested summer resort area and is surrounded by rooming houses, hotels and summer bungalows; that being on the beach block of the Atlantic Ocean, this area is crowded in the summertime, not only with cars of summer residents but with cars of thousands of daily visitors; that these summer visitors and residents have no parking facilities on their premises and police regulations prohibit parking in the public streets; that the city operates a public parking lot immediately to the rear of this property in block 343, lot 50; that the use of the plot for parking will be of great benefit to the area, to the visitors and residents and will help keep the streets clear of congestion, which is a hazard in case of fire; and

WHEREAS, the applicant states that the present owner has held title to the property since April 29, 1955 and that the assessed valuation of land is \$12,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2291-55, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn in view of action taken this day under Cal. No. 928-55-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h

of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Leon Schechter and Amos S. Basel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for applicant's presence at public hearing; then to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Linden boulevard and Milford street are in a residence use, FF area, class 3/4 height district; and

WHEREAS, the decision of the borough superintendent, dated November 18, 1955 acting on N.B. Applic. 2198-55, reads:

"1. Proposed buildings and premises, in a Residence Zone, to be used for Gasoline service station, lubritorium, minor repairs (with hand tools only), auto washing (non-automatic), office, storage and sales of auto accessories, parking for cars waiting to be serviced, is contrary to Article II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect a parkway type gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto washing, office, storage and sales of auto accessories and parking for cars awaiting service; and

WHEREAS, the applicant states that the subject premises is presently zoned as a residence use, class 3/4 height and FF area district; that as of July 25, 1916 the portion of the property within 100 ft. of Logan street was zoned as an unrestricted district and the remainder was in a residence district; that the unrestricted portion was changed to its present residence designation on May 10, 1928; that as of July 25, 1916 the subject premises was in a class 1 height and a D area district; that the present height and area designations became effective on July 22, 1954; that no petition is pending before the city planning commission for a zoning amendment relating to this property; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for residential development as it is situated on Linden boulevard which sustains a substantial volume of automotive traffic, it adjoins a gas station, garage and motor vehicle repair shop and is opposite a lumber yard; that there is a demand for a parkway type service station at this location as Linden boulevard is a main thoroughfare linking Brooklyn with all parts of Queens and Long Island; that a grant of this application would not adversely affect any of the nearby properties because the property adjoining the subject premises is developed with a gas station, garage and auto repair shop; that the adjoining property to the rear of the subject premises (lot 58) fronting on Milford street is vacant and the adjoining property (lot 13) to the rear fronting on Logan street is developed with a one story loft building;

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that the property on the southerly side of Linden boulevard, east of and opposite the subject premises is vacant and the property opposite the subject premises, on the northerly side of Linden boulevard, is developed with a lumber yard and vacant; that other properties in the area are sufficiently remote from the subject premises so as not to be adversely affected; that the proposed fence wall and landscaping arrangement will adequately safeguard and buffer the adjoining properties; that the proposed parkway type design of the building with peaked roof and brick facade is attractive in appearance and would enhance the appearance of the neighborhood; that the premises is situated on a service road and all cars entering and leaving the gas station would do so into the service road; that a grant of the instant application would result in the elimination of a vacant plot which is overrun with weeds during the summer and is dangerously dark at night; and

WHEREAS, the applicant states that the present owner has held title to the property since October 25, 1955; that the assessed valuation of lot 1 is \$7,500 and lot 6 is assessed at \$3,500 making a total of \$11,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of fifteen years, to permit the premises to be occupied for a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received November 22, 1955", 2 sheets, "February 14, 1956", 1 sheet, and "June 7, 1956", 2 sheets, on condition that all buildings and uses on the site shall be removed and the premises filled, graded and leveled substantially to the grades of the abutting street and constructed and arranged substantially as indicated on such plans; that the exterior of the accessory building shall be of face brick; that the accessory building shall have no windows or other openings at the rear, shall have no cellar, shall be of the design and arrangement proposed, and in all other respects comply with the requirements of the Building Code; that on the interior lot lines to the east and south there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in.; that on a portion of the walls at the lot line to the south there shall be erected a masonry wall agreeing with the masonry of the accessory building to a total height of 5 ft. 6 in., where shown, and along the lot line of Milford street there shall be erected a fence as proposed, consisting of masonry and steel pickets to a total height of 5 ft. 6 in.; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of Linden boulevard, where shown; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that planting with suitable landscaping material shall be maintained along the interior lot lines, where shown, properly protected with a concrete curbing not less than 8 in. in height and 6 in. in width; that the balance of the site where not occupied by pumps, planting and building shall be paved with concrete or asphalt; that curb cuts shall be restricted to three on Linden boulevard, each 30 ft. in width, with no portion of any curb cut nearer than 5 ft. to a lot line as prolonged; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line at the intersection of Milford street and Linden boulevard of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line not more than 4 feet; that such portable fire-fighting appliances shall

be installed as the fire commissioner shall direct; that under section 7h for a similar term there may be parking of cars awaiting service, on condition that such cars shall be parked on the easterly side of the premises; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F. H. D. Corporation, owner (Par-Mar Motors, Inc., lessee).

SUBJECT—Application December 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business district, the change of occupancy from storage garage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle repair shop, welding, painting and spraying in a building located partly within a business district.

PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Ritter.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert and Commissioner Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, at request of objector, applicant concurring, then to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and New Jersey avenue are in business and residence use, C area, class 1 height districts; Pennsylvania avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1956 acting on Alt. Applic. No. 1479-55, reads:

"1. Proposed change of occupancy from storage garage for more than 5 motor vehicles & office to storage of more than 5 motor vehicles, office, motor vehicle repair shop, welding, painting and spraying in a bldg. located partly within a residential district & partly within a business district, also accessory parking on the un-built portion of lot, is contrary to Art. 2 Sect. 3 & Art. 2 Sect. 4a-4, 15 & 29 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of an irregular plot, 74 ft. frontage on Pennsylvania avenue and 50 ft. frontage on New Jersey avenue, running 210 ft. through from street to street which was formed by combining a lot fronting on New Jersey avenue 50 ft. front by 100 ft. in depth, on which is located a two story and attic frame dwelling, proposed to be demolished, and a lot fronting on Pennsylvania avenue 74 ft. front by 110 ft. in depth, on which is located a one story building, 74 ft. front by 110 ft. in depth, erected in 1916 under N.B. permit No. 434-1916, approved February 1, 1916, of fireproof construction, used and occupied as a storage garage, motor vehicle repair shop, including welding, painting and spraying; that it is proposed to demolish an existing dwelling at the rear of the garage building to permit accessory parking and exiting from the garage building; that this owner has been in business at this location for many years, using the vacant corner lot at Atlantic and Pennsylvania avenues for accessory parking; that the loss of this lot

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by reason of condemnation for a post office building, has created a need for accessory parking facilities; that the accessory parking will be principally in the day time; that it is the owner's practice to keep all cars being serviced within the garage building at night, but during the day the limited space within the building for repair work, makes this parking essential; that Pennsylvania avenue at this point is one of the most heavily trafficked streets in Brooklyn and leads to the Interborough parkway and it is necessary that exiting be permitted on New Jersey avenue to avoid traffic congestion; and

WHEREAS, the applicant contends that the building has been used by the present owner continuously since 1938 as an automobile servicing station for several of the new car dealers in the area; that the owner is also the lessee of the large vacant lot at the northeast corner of Pennsylvania and Atlantic avenues; that this large lot, being approximately 155 ft. front on Pennsylvania avenue, 211 ft. front on Atlantic avenue and 149 ft. front on New Jersey avenue, was used in conjunction with the parking for the East New York savings bank and for the parking of cars awaiting servicing, and in conjunction with the garage; that this large lot has been lost by way of condemnation for a new United States post office; that the owners acquired title to the premises at the rear of their building fronting on New Jersey avenue; that the public garage was erected under N.B. 434-16 after completion of work on September 1, 1916 and certificate of occupancy No. 11096 was issued December 16, 1921 as public garage; that it can be claimed that the garage building was substantially completed before July 25, 1916 when the zoning resolution became effective; that at the time the plans were approved in February, 1916 the proposed uses would have been permitted uses; that the distinctions between types of garages and the uses conducted therein was not definite in 1916 and it is felt that the proposed motor vehicle repair shop uses were intended to be encompassed by the terms public garage; that the existing garage has been used as proposed herein, by this owner, since 1938 and to his knowledge for many years prior thereto; that the development of Pennsylvania avenue in this immediate vicinity has many non-conforming uses of this nature, as follows: block 3669, lot 22—motor vehicle repair shop and garage; block 3669, lot 20—gas station; block 3670, lot 18—gas station; that all of the proposed automobile service uses will be conducted within the existing fireproof building and no additional curb cut or construction is proposed for the Pennsylvania avenue frontage; and

WHEREAS, the applicant states that the present owner has held title to the property since June 2, 1938; that the assessed valuation of land is \$19,000 and of the building \$34,500 making a total of \$53,500; that the building was erected in 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions, including no access to New Jersey avenue from Lot 31; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c, to permit the extension of use into the more restricted district, substantially as proposed and indicated on plans filed with this application, marked "Received December 13, 1955", 4 sheets, and "July 3, 1956", 1 sheet, on condition that all buildings and uses on lot 31 shall be removed, except such building as may be proposed to be retained and consolidated with a building one story in height as proposed on the rear of lot 31, and which may be connected by a door to the existing garage on lot 9 and used in conjunction therewith for storage, painting, spraying and welding and motor vehicle repairing, as indicated on above referred to plans; that under section 7i such motor vehicle repairing may be per-

mitted; that there may be a door from such building leading easterly to the balance of lot 31, which may be occupied for the parking of cars awaiting service; that on the interior lot lines where the walls of proposed building do not occur, there shall be erected a masonry wall not less than 5 ft. 6 in. in height, including the street line of New Jersey avenue, with no openings of any kind therein to New Jersey avenue; that there shall be no windows opening from the proposed one story building to the adjoining premises; that there may be a skylight constructed, provided such skylight is not nearer than 10 ft. to a side lot line; that the parking area shall be graded with clean gravel or steam cinders, treated with a binder and properly rolled; that the building shall not be increased in height or area; that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; and that until such certificate of occupancy is obtained, no parking use may be maintained on the premises.

16-56-BZ

APPLICANT—Samuel Rosenblum, for Estate of Leo Schlesinger (Gustave M. Minton, Jr., owner of ground) for 637 Madison Avenue Corp., lessee of ground and owner of building under long term lease.

SUBJECT—Application January 12, 1956—(decision of the borough superintendent) under section 19A of the zoning resolution, to permit in restricted retail use district, B area 2 time height district, the erection of a 19 story fireproof office building with no warehousing and no loading or unloading of merchandise, eliminating the required loading berth.

PREMISES AFFECTED—633-643 Madison avenue and 31-39 East 59th street, northeast corner, Block 1374, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: S. Bodian, City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection if necessary and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Fifth avenue, East 60th street and East 58th street are in a restricted retail use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated January 6, 1956 acting on amendment to N.B. Applic. 71-55 reads:

"1. Omission of loading berth is contrary to Sec. 19A Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 4¾ in. frontage by 90 ft. 6 in. in depth, on which is located a 4 story business building, dance hall and stores; that it is proposed to demolish the present building and erect a 19 story fireproof office building with stores on the 1st story, and to omit the loading berth required; and

WHEREAS, the applicant contends that there will be no manufacturing and no warehousing, only an office occupancy, with no loading or unloading of any merchandise; that it is further limited by the zoning restrictions, limiting the use to that of a restricted retail district; that the entire gross area of the building, including the cellar, is 147,642 sq ft.

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and of this a great deal is taken up by elevators, stairs, mechanical equipment and other utility essentials, so that the total usable floor space is about 113,442 sq. ft.; that setbacks start at the 11th floor, so that the 19th floor has a gross area of 4,357 sq. ft. which is reduced by the stairs, elevator, etc.; that in a building of this type there will be no loading or unloading of merchandise and any deliveries in the original occupancy of the building can be limited to the night time; that concerning the limitations as to zoning, which prohibits any manufacturing or warehousing and the purpose for which the entire building is to be used, namely offices and retail stores on grade floor, the character of the Madison avenue district and the fact that the total usable area is small, it is requested that a variation be granted for the elimination of a loading berth in this structure; and

WHEREAS, the applicant states that the present lessee has held title to the property since January 26, 1955 on 75 year lease; that the assessed valuation of land is \$1,000,000 and of the building \$35,000 making a total of \$1,035,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which has taken full account of the provisions of 19A, which give the Board complete jurisdiction to waive such requirements or to accept such substitutes as the Board may deem desirable; that the occupancy of the building is to be for office occupancy throughout except for the first floor; that the applicant has stated that there will be no need for loading or unloading throughout the building in view of this occupancy, except for occasional delivery of miscellaneous furniture and supplies and in the Board's opinion, under those conditions, instead of blocking the street during the daytime with trucks which would have to enter an unloading space, it would be far better from the traffic standpoint to grant this application on condition, and require as a substitute as provided in Section 19A, Subdivision j all unloading to be done at night after office hours, as the Board has required in other similar applications; that it is the usual practice and probably will be in this building that the terms of the leases are for at least five years if not longer, in which event there will not be much need for loading or unloading furniture except occasionally; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, Subdivision j, to permit the omission of the unloading berth, as proposed and indicated on plans filed with this application, marked "Received January 12, 1956", 4 sheets, *on condition* that the building shall be occupied as proposed solely for office occupancy; that whenever there is any loading or unloading of office furniture or supplies necessary for such office tenancy such loading or unloading shall be done at night only.

42-56-BZ

APPLICANT—Paul Friedman, for Carmine A. Ventiera and Anne Reimer, as Executors of the Estate of Catherine J. Hautt, owner.

SUBJECT—Application January 23, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, storage and sales of auto accessories, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn.

APPEARANCES—

For applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Euclid avenue are in a business use, C area, class 1 height district; Jamaica avenue is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 9, 1956 acting on N.B. Applic. 2861-55, reads:

"1. Proposed building and premises, in a Business zone, to be used for Gasoline service, lubritorium, minor repair (hand tools only) auto washing (non automatic) office, storage and sales of auto accessories; parking for more than 5 cars waiting to be serviced, is contrary to Article II, P. 4-a, subsections 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 53 ft. 3 in. frontage by 78 ft. 6 in. in depth, on which is located a one family dwelling and garage, to be demolished; that it is proposed to erect a modern gasoline service station, lubritorium, minor repairs with hand tools only, auto washing, non-automatic, office, storage and sales of auto accessories and parking for more than five cars awaiting service; and

WHEREAS, the applicant states that the subject premises consists of a corner lot having a frontage of 53 ft. 3 in. on Jamaica avenue and 78 ft. 6 in. on Euclid avenue, on which is constructed an old dilapidated and vacant two story frame building and garage; that the frame building was erected prior to 1906 and was used for store and hotel; that in 1906 under Alt. 146-1906 an extension was added to the existing building and the building was used for store and boarding house; that on July 23, 1928 certificate of occupancy No. 51716 was issued for a one car private garage as accessory to dwelling on front of plot; that the premises have been vacant and in an uninhabitable condition for at least the past five years; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for a conforming use store development as the store facilities located nearby adequately serve the neighborhood, and the area to the north and opposite the subject premises is used for cemetery purposes, which precludes any residential support; that there is a demand for the use of the subject premises as proposed, because it is located along Jamaica avenue which sustains a substantial volume of through traffic and also because Jamaica avenue and Cypress Hill road, which commences where Euclid avenue terminates at Jamaica avenue, are heavily trafficked streets, and because the proposed use would yield a reasonable return on the owner's investment; that a grant of the instant application would benefit the surrounding neighborhood because it would result in the removal of the existing, uninhabitable frame building which is an eyesore and represents a potential fire hazard; that a grant of this application would not adversely affect the surrounding area; that to the north and opposite the subject premises the area is devoted to cemetery purposes; that the balance of the block front, Block 4105, to the east of the premises is zoned for business and unrestricted use, the unrestricted use being within 100 ft. on Crescent street, and is largely developed with uses which would only be permitted as a matter of right in an unrestricted or manufacturing use district, such as cemetery monument works on lots 32, 41, 43 and 44 and garage and gas station on lot 34, so that the use as proposed would be harmonious

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with the existing uses; that to the west and opposite the subject premises the property is zoned for business use and is extensively used for cemetery monument works, block 4104, lots 30, 31, 32 and 35, and factory on lot 24; that the adjoining property to the south, which is located in a business use district, will be buffered and protected by the proposed erection of a 5 ft. 6 in. high brick fence wall along the entire southerly lot line of the subject premises and for a distance of 10 ft. along the easterly lot line, to the wall of the proposed building; that both sides of Euclid avenue, south of Jamaica avenue are zoned for business use for the entire block, except within 100 ft. of Etna street; that a grant of this application would provide more light and ventilation for surrounding properties because the proposed structure would occupy considerably less area and bulk than a conforming use structure; that it would promote public safety because the proposed structure would decrease traffic hazards which are incident to the development of buildings flush to the building lines at corners and which thereby create blind intersections; that the proposed structure would be set back from the Jamaica and Euclid avenue building lines, giving clear visibility to traffic at the intersections; and

WHEREAS, the applicant requests that this application be granted for a term of 15 years subject to such conditions as the Board may deem appropriate; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1926; December 4, 1934; April 18, 1953 and April 5, 1955; that the assessed valuation of land is \$8,500 and of the building \$1,500 making a total of \$10,000; that the building was erected prior to 1906; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted the peculiar zoning of Pitkin avenue and recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does not hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, for a term of 15 years to permit the site to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received January 23, 1956", 4 sheets, and "January 27, 1956", one sheet, *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be levelled substantially to the grade of Jamaica avenue and Euclid avenue; that the premises shall be constructed and arranged as indicated on such plans; that the accessory building shall be of the design and arrangement as shown and faced with face brick; that there shall be erected on the interior lot lines where walls of adjoining buildings or of the proposed building do not occur, a woven wire fence of the chain link type erected on a masonry base to a total height of 5 ft. 6 in. with suitable terminating posts at the building line, except that on the side lot line to the east as shown there shall be erected a masonry wall not less than 5 ft. 6 in. in height and such wall shall be continued along the southerly lot line; that there shall be no windows in the accessory building facing the adjoining premises; that in all other respects the building shall comply with the requirements of the Building Code; that pumps shall be of a low approved type and erected not nearer than 15 ft. to either street building line; that gasoline storage tanks shall not exceed eight 550 gallon approved tanks; that curb cuts shall be restricted to two curb cuts on Jamaica avenue, each 15 ft. in width and two curb cuts to Euclid avenue each 25 ft. in width; that no portion of any curb cut shall be nearer than 5 ft. to a side lot line as prolonged; that at the intersection of Jamaica avenue and Euclid avenue there shall be a block of concrete extending for a distance of five feet along the lot

line from such intersection and not less than 12 inches in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that where not occupied by accessory building and pumps, the open area where not built upon shall be paved with concrete or asphaltic pavement; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersections of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that under Section 7i there may be minor repairing maintained solely within the accessory building with hand tools for adjustments only; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, men's and women's toilets, restroom, air conditioning equipment, and parking of patrons' cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Charles Modica.

For Opposition: Irving Lew and C. Krause.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, at request of objector; application concurring; then to July 3, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that it is in local retail, business and residence use, D area, class 1 height districts; Coyle street is in local retail and business use, D area, class 1 height districts; Bragg street and Avenue V are in local retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 30, 1955 acting on N.B. Applic. 2753-55, reads:

"1. The proposed stores, loading and unloading, parking of patrons cars (no fee), on a premises located partly in a local retail district, partly in a business district and partly in a residence district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the decision of the borough superintendent, dated December 30, 1956 acting on N.B. Applic. 2754-55, reads:

MINUTES

"1. The proposed storage, boiler rm., compressor rm., refrigerators, loading and unloading, store, parking of patrons cars (no fee), men and women's toilets, rest rooms and air conditioning equipment on a premises located partly in a local retail district, partly in a business district and partly in a residence district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 480 ft. frontage by 200 ft. in depth, now vacant; that it is proposed to erect two buildings of class 3 and class 1 construction, the open area of the plot to be used for parking of patrons' cars, no fee to be charged, and loading and unloading; that the building designated as A will be one story in height, of class 3 construction, having a frontage of 120 ft., a depth of 80 ft. and 60 ft. to be used for stores; that the building designated as B will be one story in height, of class 1 construction, having a frontage of 120 ft., a depth of 135 ft., and proposed to be used as follows: cellar—storage, boiler room, compressor room and refrigerator; 1st floor—store; mezzanine—women's toilets, rest rooms and air conditioning equipment; and

WHEREAS, the applicant states that part of the premises within 100 ft. of Avenue V is in a local retail district; that part of the premises within 100 ft. of Coyle street, starting 100 ft. north of Avenue V, is in a business use district; that part of the premises within 100 ft. of Bragg street, starting 100 ft. north of Avenue V is in a residence use district; that as of July 25, 1916 the entire premises was in an unrestricted use; that on June 19, 1925 the entire premises was changed to a business use district except that portion within 100 ft. of Bragg street starting 100 ft. north of Avenue V which was kept in a residence use district; that on April 25, 1949 the premises received the present use designations; and

WHEREAS, the applicant contends that the proposed uses are permitted in the business use and local retail district portion of the premises and it is only requested that the uses be extended to the entire site; that the proposal is surrounded by a six story housing development and many small homes that are now depending upon the stores in block 7637, lots 1, 29 and 36 and block 7368, lot No. 1 for supplying the necessary and required service to a large community such as this; that the proposal, with its large parking area, will be a self contained unit and will not impose any parking or traffic problems to the area; that the stores as proposed will have all the show windows in the business portion of the site facing the business use district across Coyle street, so that the residential aspect of Bragg street will be maintained; that the buildings are highly modern in design and will be in keeping with the surrounding architecture; that the entire site, where not occupied by buildings, will be enclosed with a 4 ft. high woven wire fence except for small openings for egress and ingress of shoppers' cars; that off street loading and unloading space has been provided on the site so that all service required by the stores will not create a parking problem and keep all trucking off the streets; that the proposal could have been erected in the business district but has been pushed back into the residence area so as to provide proper parking in front of the stores entirely in line with modern present day design of shopping centers; that the residence use part of the entire block is a small percentage of said block; that of the entire block outside of the owner's portion of land in the residence part, there is only one 20 ft. lot known as lot 15, devoted to residence use and said lot is adjoined to the north by a parking lot on lot 13 and by a business zone at its rear; and

WHEREAS, the applicant states that the present owner has held title to lots 17, 19, 22, 25, 27, 46, 53 and 61 since September 9, 1952; lot 29 since August 29, 1952; lot 31, since June 9, 1952; lot 36 since March 4, 1954; that the assessed valuation of land is \$64,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended

that with certain changes the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7c and 7h to permit the extension of the building into the residence use district and to permit parking in the residence use portion of site, substantially as proposed and indicated on plans filed with this application, marked "Received January 24, 1956", 6 sheets, *on condition* that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that the area proposed for parking shall be properly paved; that suitable fences shall be erected on all lot lines, including lot lines of Bragg street and the curb cuts shown on plan to Bragg street shall be omitted, so that there shall be no entrance or exit on Bragg street; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

72-56-BZ

APPLICANT—Robert Gottlieb, for Milton Posmentier, owner.

SUBJECT—Application February 1, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of 15 motor vehicles of passenger car type for a term of 5 years.

PREMISES AFFECTED—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy and Phil Asch.

For Opposition: Ella G. Johnson, Kate Gapretson, and Fred Klepper.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Parkside place are in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 20, 1956 acting on Alt. Applic. 32-56, reads:

"1. In a residence district the proposed parking and storage of motor vehicles is contrary to Sect. 3, Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 90 ft. in depth, now vacant; that it is proposed to occupy the plot for a term of 5 years for the parking and storage of pleasure type automobiles; and

WHEREAS, the applicant contends that there is a definite need for parking facilities in this area; that there are six apartment houses on the two nearest corners and more nearby and there are no parking or garage facilities in the immediate neighborhood; that the large garage on Webster avenue caved in and is now being completely demolished; that the owner proposed to clear the lot, fence it in, surface it properly and rent it out for parking with assigned spaces; that a gate would be provided at the front; and

MINUTES

WHEREAS, the applicant states that the present owner has held title to the property since July 15, 1948 and that the assessed valuation of land is \$6,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision 1 of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 32/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

102-56-BZ

APPLICANT—Robert Teichman, for 56th and 7th Company, owner (David Cronheim and Sigmund Dornbusch, partners).

SUBJECT—Application February 1, 1956—(decision of the borough superintendent) under section 7(e) of the zoning resolution, to permit in a business and restricted retail use district, the erection and maintenance of a non-storage garage for more than 5 motor vehicles including roof parking.

PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue, Block 1028, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman and Eugene M. Seccia.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application by the Board on Tuesday, July 17, 1956, after due notice by publication in the Bulletin of the Board; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the use district maps accompanying the zoning resolution indicate that West 57th street is in a restricted retail use district West 56th street is in a retail and business use district; that Broadway is in a retail use district and 7th avenue is in a retail and restricted retail use district; and

WHEREAS, the decision of the borough superintendent, dated January 27, 1956, on amendment to Alt. Applic. 1981/55, reads:

"Disapproved. Proposed non-storage garage for more than five cars with cellar and cellar roof parking, located partially in Business and partially in Restricted Retail use district is contrary to Article II, Section 4(a) (15) and 4B(i) of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a lot 120 ft. front by 106 ft. 9 in. irregular in depth, located in a restricted retail and business use, Class 1½ and class 2 height and B area districts, upon which there exists a store and office building erected in 1916 now proposed to be demolished to grade level and to use the first floor and cellar for parking more than five motor vehicles of the pleasure car type; and

WHEREAS, the applicant states the premises were located in a business use district from 1916 to 1936 when the district was changed business and restricted retail; that the height and area districts have not been changed since 1916; and

WHEREAS, the applicant states the existing building was originally used as a 3-story and cellar office building and subsequently the first floor and cellar were changed to

restaurant; that it is proposed to remove the entire building to street level using the 1st floor and cellar for parking of more than five motor vehicles; and

WHEREAS, the applicant states the premises at rear #886 Seventh avenue and 201-209 West 56th street are used as a legal parking lot for more than five motor vehicles under the same ownership as premises now in question; and

WHEREAS, the applicant states it is proposed to extend the ramp down from existing parking lot at 886 Seventh avenue for access to cellar of subject premises; that the first floor of building at 212-218 West 57th street is approximately at same level as the parking lot at 886 Seventh avenue and both lots will be operated as one; that it is proposed to install a 25 ft. curb cut on West 57th street, located at approximately at the center of the lot; and

WHEREAS, the applicant contends that the immediate neighborhood lacks sufficient parking facilities; that it is built up with large apartments, hotels, office buildings and theatres, all requiring parking space for their tenants and guests; that the present parking lots in immediate vicinity are not sufficient to take care of the demand for off street parking; and contends further that if this application is granted it will relieve the nearby parking situation by providing such space for occupants of the neighborhood and enhance the business potentialities of the district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the parking use was granted by the Board and after 1948, was subject to a certificate of occupancy issued by the Building Department, as the premises are in a business use district; that the 2nd story platform permitted under Cal. No. 459-37-BZ—Vol. II has not been constructed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 15, 1955 under Cal. No. 459-37-BZ, Vol. II to permit the use of the premises for parking and storage of motor vehicles in conjunction with the parking lot on lot 29, previously granted by the Board under Cal. No. 459-37-BZ, Vols. I and II, *on condition* that there shall be erected an ornamental fence not less than 5' 6" in height without opening therein along the 57th Street building line; that for access to the cellar proposed for parking there shall be constructed a ramp from such lot 29, as shown, with a stairway from such cellar to grade, as indicated, which may exit across the parking lot so to provide a means of escape to Broadway or West 56th Street; that walls of adjoining buildings where exposed by the demolition of this building shall be faced with brick or stucco for a reasonable height; that in all other respects the requirements of the resolution, where applicable, as required by the Board under Cal. No. 459-37-BZ, Vols. I and II shall be complied with; that there shall be no signs on West 57th Street advertising the parking and storage use; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; as shown on such plans marked "Received February 1, 1956", 9 sheets.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district, the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of Class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Milton Ritter.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for further consideration; applicant notified; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Woodhaven boulevard and Park lane are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1956 acting on N.B. Applic. 213-56, reads:

"1. Proposed retail stores and parking of motor vehicles on a plot located in a residence use district is contrary to Art. 2 Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of an irregular plot 69.18 ft. frontage on Woodhaven boulevard, 36.44 ft. along the northerly lot line and 28.26 ft. along the southerly side lot line and 69.36 ft. along the rear lot line, presently vacant; that it is proposed to erect a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth, irregular, 12 ft. and 13 ft. in height, of class 3 construction, proposed to be occupied by three retail stores in accordance with the limitations as set forth in Art. II Sect. 4A of the zoning resolution, 19 ft. 4 in., 10 ft. and 11 ft., with accessory parking on the unbuilt upon portion of premises; and

WHEREAS, the applicant contends that there is a vital immediate need for retail stores in this area; that the premises adjoin a tract of land used by the New York Water Service Supply company which in turn adjoins several large six story cooperative apartment houses with several hundred families; that there is no convenient shopping center in this area except for Park stores (Cal. 796-55-A and 390-47-BZ); that Park stores are located on the west side of Woodhaven boulevard near its intersection with Myrtle avenue (Block 3866, Lot 160) and were constructed after action by the City Planning commission on September 9, 1953 under C.P. 10100, changing the use district from residence to local retail; that the purpose of this change was to permit the erection of vitally needed retail stores; that Park stores are located on the opposite side (west) of Woodhaven boulevard from the apartment house development; that Woodhaven boulevard is one of the most heavily trafficked streets in the borough and is 150 ft. in width, and although Park stores are necessary to supply the major shopping needs of this community, there is an ever-present traffic hazard in getting to the stores for the every day purchasers; that in addition to the apartment house development, there is an older private home development east of Woodhaven boulevard that also has a vital need of shopping facilities; that the Woodhaven boulevard frontage on this tax block only recently has been developed with a small one story medical center building; that the balance of the frontage is vacant and unimproved; that because of its small size the site cannot be economically developed with any conforming use; that the proposed use cannot have any adverse effect upon any of the property in the community; that to the rear of the site are the garages of the homes fronting on 94th street; that the proposed parking for 3 or 4 cars will be solely accessory to the retail stores; that the parking space would be permitted in accordance with the provisions of the zoning resolution if it was accessory to the adjoining medical center building; that it is proposed to comply with the area district limitations; and

WHEREAS, the applicant states that the present owner has held title to the property since July 27, 1955 and that the assessed valuation of land is \$2,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 213-56, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; and laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and retail use, B area, class 1½ height districts; Bradhurst avenue is in a residence use, B area, class 1½ height district; Eighth avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1956 acting on Alt. Applic. 1481-55, reads:

"1. Proposed parking lot for more than 5 motor vehicles in a residence district is contrary to Art. II, Sec. 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 99 ft. 11 in. in depth, now vacant; that it is proposed to occupy the premises as a parking lot for more than five motor vehicles; and

WHEREAS, the applicant states that Alt. No. 1481-55 was filed with the building department for the use of the vacant lot in a retail and residence use district for a parking lot for more than five motor vehicles; that the vacant property proposed to be used for parking purposes is composed of two lots, each of which is 25 ft. by 99 ft. 11 in., thus forming a combined area of 50 ft. by 99 ft. 11 in.; that this property is located 35 ft. 1 in. in a residence district and 13 ft. 11 in. in a retail district; and

WHEREAS, the applicant states that the use district from Bradhurst avenue to 100 ft. east along West 142nd street is residence use; that the use district along West 142nd street from a point 100 ft. east of Bradhurst avenue was changed from residence to business in December 1926 and further changed to retail by an amendment dated August 26, 1954, which is its present designation; that there is no petition before the planning commission to change the use; and

MINUTES

WHEREAS, the applicant contends that this entire neighborhood is densely populated and there is a great need for parking lots to aid in reducing the parking on the adjacent over-crowded streets; that this property was used for dumping of refuse; that the owner has recently removed all the rubbish and has erected a protective fence and a locked gate to eliminate the trespassers and the hazards; that this lot will be leveled, graded, surfaced and clean gravel or steam cinders treated with a binder and properly rolled; that there shall be erected on the lot lines, where required, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings except 12 ft. wide at the building line and have a gate directly on a line with the curb cut; that proper bumpers shall be maintained against all walls and fences for protection; that the curbing and sidewalk are in new condition at present and the lot will be graded to meet it; that a sign not exceeding 15 sq. ft. will be attached to the fence at the entrance advertising parking use, the rates charged and such other information as required by the commissioner of licenses; that the sign will not be illuminated nor extend beyond the building line; that owner is paying taxes for these lots without benefit of income and since the adjoining neighborhood consists of old residential buildings and not too profitable business possibilities, he is unable to determine the ultimate development in this section; that the owner of the properties under appeal also owns the property adjacent to the east, that is, block 2043, lots 34, 36 and 20, thus making him an interested owner in the future development of this neighborhood; that the owner intends to hold this property together with his other property adjacent, so that when the neighborhood shows development in one substantial manner or another, he will then be in a position to properly develop his property in accordance with the general trend; that the use of these two lots for a period of 10 years for a parking lot is believed by the owner to be a reasonable request as it will be beneficial to the public for parking and will help to alleviate the blocking up of the street in the adjacent neighborhood by passenger cars; that the lot will be maintained in a manner to comply with all requirements for a parking lot and that a certificate of occupancy will be obtained; that no servicing of cars or other non-conforming uses will be conducted on the premises; and

WHEREAS, the applicant states that the present owner has held title to lot 33 since November 20, 1952 and to lot 32 since October 28, 1954; that the assessed valuation of lot 32 is \$7,500 and of lot 33, \$7,500 making a total of \$15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions-h and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7h and 7e to permit the use of lots 32 and 33 as proposed for the parking and storage of motor vehicles as indicated on plans filed with this application marked "Received February 15, 1956, 2 sheets, on condition that all buildings and uses on the premises shall be removed and the plot graded substantially to the grade of West 142nd Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on all lot lines where walls of adjoining buildings do not occur there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in.; that on the street building line such fence may have an opening not over 15 ft. in width fitted with gates which shall normally be kept closed when the premises are not in operation; that suitable terminating posts shall be erected at either side of the gate for support; that opposite such entrance there may be a curb

cut not exceeding 15 ft. in width; that during the term of this variance the premises shall not be occupied for any other use; that signs shall be restricted to a permanent sign attached to the fence near the entrance advertising the parking use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 15 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

191-56-BZ

APPLICANT—Victor E. Block, for Aaron Garston, owner.

SUBJECT—Application March 12, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of an existing 2 car garage (contrary to C.O. 1411-40) and proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—1707-1711 Montgomery avenue, west side, 98.66 ft. north of West 176th street, Block 2877, Lots 477 and 479, Borough of The Bronx.

APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Montgomery avenue and West 176th street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 28, 1956 acting on Alt. Applic. 200-56, reads:

"1. Existing two car garage granted as accessory to dwelling is now contrary to C.O. 1411-40.

2. Proposed parking lot for more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, on which is now located a two car garage, accessory to dwelling; that it is proposed to maintain existing two car garage, contrary to certificate of occupancy No. 1411-40, and proposed parking lot for more than five motor vehicles; and

WHEREAS, the applicant contends that the plot is too small to build a substantial sized apartment house due to economic factors; that the lot is well graded and with little work, surfacing and proper fencing will provide much needed space for off street parking for the tenants in the surrounding apartment houses, especially now that the police are invoking the alternate parking system for the department of sanitation; and

WHEREAS, the applicant states that the present owner has held title to the property since September 10, 1955; that the assessed valuation of lot 477 is \$11,000 and of lot 479 \$5,500 and that the building is assessed for \$500, making a total of \$17,000; that the building was erected in 1939; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

MINUTES

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 200/56, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

267-56-BZ

APPLICANT—Rochelle Ricca, owner.

SUBJECT—Application April 10, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a one family dwelling, without required side yards, without required parking space, and located in rear yard.

PREMISES AFFECTED—221-22 110th avenue, south side, 271.79 ft. west of 223rd street, Block 11203, Lot 22, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 110th avenue are in a residence use, G-1 area, class ½ height district; 223rd street is in a residence use, D and G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 9, 1956 acting on Alt. Applic. 157-56, reads:

"1. To erect building in rear yard in a G-1 district is contrary to section 16C(d) of the Zoning Resolution.

2. Side yards are contrary to section 16C(c) of the Zoning Resolution.

3. Provide open parking space as per sect. 19-B of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, on which is located a partially constructed, one family dwelling, 2½ stories, 24 ft. ½ in. front by 26 ft. 8 in. in depth; that it is proposed to complete construction of one family dwelling, without required side yards, without required parking space and located in rear yard; and

WHEREAS, the applicant states that on December 13, 1951 she purchased the affected building and land at a City of New York tax sale for the sum of \$1,505 and deed was acquired November 9, 1955; that taxes and assessments are paid to date making her net investment in this property \$3,000; and

WHEREAS, the applicant contends that the building on this land was started in 1936 and abandoned by the original owner-builder in its present incompleated state several years later; that this condition led to eventual deterioration of parts of the roof making it unsafe and for which a violation was issued in March, 1952; that on June 30, 1952 this area was changed from an F area to a G-1 zone; that after the expenditure of considerable time and effort, it was found impossible to dispose of this property in its incompleated state without suffering a complete loss; that completion of this dwelling according to submitted plans will lift

a blight that has been in this neighborhood for more than fifteen years, which fact has been verified by the ready consent to its completion, given by every home owner in the area concerned; and

WHEREAS, the applicant states that the present owner has held title to the property since November 9, 1955; that the assessed valuation of land is \$1,000 and of the building \$1,500 making a total of \$2,500; that the building was partially erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found that the existing building was started in 1936 and substantially completed at a time when the zoning permitted the building to be practically on the lot line or at least on one side, and while the zoning has been changed from time to time, and was an F area, and is now zoned as G-1 area, it is the opinion of the committee that the building should be permitted to be completed and lived in as proposed; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, *on condition* that the building shall not be increased in height or area and shall be completed for occupancy as a single family dwelling, substantially as proposed and indicated on plans filed with this application, marked "Received April 10, 1956", 8 sheets; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

359-56-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for Sealantic Fund, Inc., owner of land (The Protestant Center—owner of building and lessee of land).

SUBJECT—Application May 11, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area, Class 1½ height district, the erection of an 18 story office building of class 1 construction, exceeding the permissive coverage, height limit exceeding the permissive height limit.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein and Charles R. Van Anden.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Riverside drive, Claremont avenue and West 119th street are in a residence use, B area, class 1½ height district; West 120th street is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 11, 1956 acting on N.B. Applic. 43-56, reads:

MINUTES

"1. The area of proposed building exceeds the permissive coverage provided for in Sec. 12(b) Art. IV Zoning Resolution.

2. The height of proposed building exceeds the permissive setback requirements provided for in Sec. 8 Art. III Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 161 ft. 10 in. frontage by 200 ft. in depth, on which are located temporary buildings and tennis courts; that it is proposed to construct an 18 story, class 1 building, 224 ft. in height to the roof, 161 ft. by 200 ft. in area, to be used as executive offices for the National Council of the Churches of Christ in the United States of America; that it is proposed to exceed the permissive class 1½ height limit on all frontages; that the Board's attention is called to the fact that dormer privilege, which could be applied above the permissive height, would have permitted some frontage above the height limit; that section 12(b) provides that no non-residential building in a residence use, B area, shall at the curb level, occupy more than 65% of the lot, if an interior lot, or 80% if a corner lot; that this lot has a total area of 32,366 sq. ft. with a maximum permitted coverage of 74-1/3% or 24,038 sq. ft.; that the proposed building will occupy 100% of the lot at the curb level and up to the 14th floor or 8,238 sq. ft. in excess of the maximum coverage permitted by section 12b; that however, at the level of the 15th floor above the curb level, the building will occupy the maximum permitted coverage; and

WHEREAS, the applicant states that this plot was donated to the Protestant Center by a public benefactor in conformity with the purposes and objects of the Protestant center to establish an interdenominational center in New York city to assist the work of various religious denominations and to promote cooperation among them; that no use question is involved in this appeal; that the premises is located in a residence use district, class 1½ height district and B area district; that there has been no change in use, height or area district designations since July 25, 1916 and there is no petition pending before the City planning commission for any change; and

WHEREAS, the applicant contends that in order to properly house all the facilities of the religious denominations and organizations, the proposed building with the height and area as indicated is necessary; that the donor of this plot has placed a limitation on the height of the building in order that the building not exceed that of the Riverside church; that the structure will be treated architecturally in conformity with the pattern set by the Riverside church and the Union Theological seminary and also the character as set by Cathedral of St. John The Divine, Columbia University, Jewish Theological seminary and others that have given distinction to Morningside heights and have made it one of the great educational and religious centers of the country; that a strict interpretation of the zoning law would result in a practical difficulty; that the rental cost of these organizations at another location would exceed what they would consider would be a proper rate and unless this variance is granted, this great effort for church cooperation on which many church leaders have been working for two decades will be jeopardized and probably rendered impossible; and

WHEREAS, the applicant states that the present owner has held title to the property since June 16, 1955; that the assessed valuation of land is \$446,000 and of the building \$9,000 making a total of \$455,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds hardship on these owners in having a block smaller than usual on which to build a building of the type proposed for the proposed use, and in the Board's opinion, nothing will be gained by strict compliance with the law in leaving part of the plot unbuilt upon and which will benefit no one; the Board also finds hardship as to the height required because of dormers and is of the

opinion that these height requirements would produce a saw-edge design not in keeping with the architecture proposed and that the design proposed is more in keeping with the design of the surrounding buildings; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21, to permit the extension in height and area of the proposed building, as proposed and indicated on plans filed with this application, marked "Received May 11, 1956", 1 sheet and "May 29, 1956", 10 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be further increased in height or area; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

407-56-BZ

APPLICANT—Paul Friedman, for Richmond Hill Savings Bank and Joseph Boesch, owners (Vendee under contract—Richmond Hill Savings Bank).

SUBJECT—Application June 4, 1956—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the erection of an extension to an existing bank building located on the business use district portion of the plot and to permit in a C area district the coverage of a greater area of the lot than is permitted by Sec. 13(b) of the zoning resolution.

PREMISES AFFECTED—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9 (formerly lots 9 and 12), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution indicate that Jamaica Avenue, 116th Street and Myrtle avenue are in a business use district and 116th street, south of a point 100 ft. south of Jamaica Avenue, is in a business and partly in a residence use district; and

WHEREAS, the decision of the borough superintendent dated May 24, 1956, on Alt. App. 241/56 reads:

"1. The extension of the use of the premises as a savings bank on a lot which is partly in a business zone and partly in a residence zone into the residence portion is contrary to Art. II, Sec. 3, Z.R.

"2. The area of the proposed extension which is in a 'C' area district exceeds percentage permitted under Art. IV, Sec. 13(b) Z. R."

and

WHEREAS, the applicant states that the premises consist of a lot 52.63 ft. front on Jamaica avenue, 151.46 ft. front on 116th street, upon which there exists two buildings, one occupied as a savings bank and the other as a health sta-

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tion by the New York City Board of Health, a store, a frame laboratory and shed. The entire premises are now proposed to be used and occupied as a savings bank by the erection of an addition fronting 35 ft. 6 in. on 116th street to the north of the existing building; and

WHEREAS, certificate of occupancy 53184, issued against N.B. App. 2783/35 to premises 115-18 and 20 Jamaica avenue describes the building as one story in height of brick construction and permitted its use and occupancy on the first and mezzanine stories as a bank; and certificate of occupancy Q59076 issued October 21, 1949, against Alt. App. 2860/48, describes the building as two-stories, 29 ft. in height located at 115-20 Jamaica avenue, Block 9305, lot 9, located in a business and residence use district and permitted its use and occupancy as follows: basement—on ground, boiler room, storage vault and toilet; 1st floor—100 lb. liveload, bank; 15 persons; 2nd floor—50 lb. liveload, bank, 20 persons; and

WHEREAS, the applicant states that the use and area district designations have not been changed since July 25, 1916 and no zoning amendment is pending at the present time relating to the premises; and

WHEREAS, the applicant states that the premises consist of an irregular lot consisting of two tax lots, 9 and 12; that lot 9 consists of a corner lot fronting 52.63 ft. on Jamaica avenue and 126.46 ft. on 116th street, upon which there is a two-story brick bank building; that lot 12 is an interior parcel, adjoining lot 9, having a frontage of 25 ft. and a depth of 99.21 ft. irregular, upon which there exists a 2½ story frame building used as a Board of Health station and a plumbing and heating shop and, at the rear, there is a 2-story frame laboratory building and one story shed; and

WHEREAS, the applicant states that it is proposed to remove the existing structures on lot 12 and to erect a 3-story extension to the existing bank building using more than the permitted area, all in accordance with plans filed with this application; and

WHEREAS, the applicant contends that the existing facilities of the bank are inadequate; that it is proposed to remove the existing non-conforming business uses located partly in a business and partly in a residence use district and to erect an addition to the existing bank building extending into the residence use district; that the proposed extension to the existing bank will safeguard the character of the residence district as it will result in the removal of the old frame commercial building and the erection of a modern bank building of attractive colonial design in keeping with the architecture of the present bank building; that the proposed extension to the bank building will have no adverse effect upon the nearby property as it will not result in the introduction of a new commercial use into a residence district; and

WHEREAS, the applicant contends as to Objection 2 issued by the borough superintendent that this is an appropriate case for the Board to exercise its discretion and grant relief under Section 21 of the Zoning Resolution; that the strict criteria enunciated by the courts in *Otto v. Steinhilber* have been held to be inapplicable district variances; that the variance sought will cause no change in the character of the district other than to substitute an attractive and modern addition to the existing bank instead of the present outmoded and unattractive non-conforming buildings; that the proposed addition will have no substantial adverse effect upon the light and ventilation available to adjoining property; that the denial of this application would create an unnecessary hardship since it would require the bank to confine its operation to its present inadequate structure or abandon its present building which is usable only for bank purposes; that the proposed excess coverage is comparatively small; that in computing permissible area of coverage of the plot as if it were all in a business use district the coverage permitted would be 7032 sq. ft. whereas the coverage requested is only 7575 sq. ft., an excess of 543 sq. ft. or about 7%; and

WHEREAS, the applicant contends that the granting of this application will do substantial justice in that it will

benefit the owner without adversely affecting anyone while a denial of the application would cause unnecessary hardship to the owner without benefiting anyone; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7c as to use and Section 21 as to extension of area, to permit the extension of the bank building, substantially as proposed and indicated on plans filed with this application, marked "Received June 4, 1956", 8 sheets, *on condition* that the building shall not be further increased in height or area; that the building shall be used only as proposed by the Richmond Hill Savings Bank or its successors in the same business; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the reconstruction and extension in area of existing gasoline service station, lubricatorium and auto laundry, previously granted by the Board under Cal. 683-29-BZ—Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.

PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 20, 1956 subject to regular procedure, to consider reconstruction and extension; and

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed and recessed from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Sand lane are in a retail use, B and E-1 area, class 1 height district; Hylan boulevard is in retail and residence use, B and E-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1956, acting on N. B. Applic. 233-54, reads:

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"1. The reconstruction and extension in area of existing gasoline service station, lubritorium and auto laundry previously granted by the Board of Standards & Appeals under Cal. 683-29-BZ, and the additional uses of minor auto repairing with hand tools only; the parking of motor vehicles awaiting service and a used car lot in a Retail Use District is contrary to Art. II Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 133.28 ft. frontage by 97.75 ft. in depth, irregular, on which is located a gasoline service station; that it is proposed to permit for a term of 15 years, in a retail use zone, the reconstruction and extension in area of existing gas station, lubritorium and non-automatic auto laundry and to include the additional uses of minor auto repairing with hand tools only, a used car sales lot on a portion of the plot and the parking of motor vehicles awaiting service; and

WHEREAS, the applicant states that on April 7, 1931 the Board adopted a resolution under section 7f permitting the major portion of the premises now under consideration to be used as a gas station for a term of 2 years; that the plot approved at that time provided for a frontage of 106.96 ft. on Sand lane and a frontage of 93.28 ft. on Hylan boulevard; that the present application would include an extension in area of 40 ft. on Hylan boulevard and an irregular increase of 21.36 ft. on Sand lane; that the term of the variance was renewed by the Board for two year periods through April 3, 1951, with the last two year term expiring April 3, 1953; that on April 28, 1953 the variance was extended for a term of 5 years and same now expires on April 28, 1958; that the present owner, doing business as Jim's service station, purchased the property on which the present gas station, existing by virtue of a term variance from the Board for a period of 5 years, on May 21, 1951, and the proposed extended area was purchased on March 1, 1955; and

WHEREAS, the applicant states that on July 25, 1916 the zoning maps showed that Sand lane was zoned for business use for a depth of 100 ft., class 1 height and class C area for a depth of 100 ft., with the balance class D; that at that time Hylan boulevard was not constructed; that an amendment, effective June 9, 1927, after Hylan boulevard was constructed, provided for a business use zone along both Sand lane and Hylan boulevard for a depth of 100 ft., with the balance of the entire block being in residence use; that a further amendment effective January 21, 1942 rezoned the entire block bounded by Sand lane, Hylan boulevard, Major avenue and Linwood avenue to business use; that under C. P. 11311, effective January 27, 1955 the plot under consideration as well as the entire block as hereinbefore described was rezoned to retail use; that there has been no change in the class 1 height since 1916; that under C. P. 9681, effective April 20, 1953 the area districts were changed from C and D, to class B, for a depth of 100 ft. along Sand lane from Hylan boulevard to Linwood avenue, with the balance of the proposed plot and the block rezoned to E-1; and

WHEREAS, the applicant contends that the existing gas station, granted by the Board under section 7f for a term of 2 years on April 7, 1931, was erected under approved N.B. Applic. 517-31; that this new building application superseded N.B. Applic. 24-29 on which the application was before the Board; that as hereinbefore mentioned, the term of the variance was granted through 1951 for successive two year terms; that the term of the variance for a period of 5 years was granted on April 28, 1953 with same expiring on April 28, 1958; that certificate of occupancy No. 12882 was issued February 2, 1956 on N.B. 517-31 for the gas station use and same expires on April 28, 1958; that the certificate permits a gas station; that at the time of the issuance of the original certificate in 1931 it permitted a gas station; that however, at that time lubrication and car washing was considered a conjunctive use and occupancy certificates were very rarely issued for a break-down of conjunctive uses similar to the practice at this time; that

the present outside grease pit for lubricating cars as well as car washing has been in continuous operation since 1931; and

WHEREAS, the applicant states that in view of the fact that the original variance was granted for a term of years under section 7f of the zoning resolution, the present application is now amended to omit section 7c, and the Board is requested to consider same under sections 7f and 7i; and

WHEREAS, the applicant further contends that since the time of the original variance Sand lane has been widened about 10 ft. and new side walks and curbs erected; that this street widening reduced the area of the station and necessitates the requirement for additional property, and therefore the application now before the Board requests an extension in area so that additional space can be provided for the station operation as well as the erection of a new building which will be used for office, rest rooms, heater and storage room, lubrication, car washing and minor repairs with hand tools only; that the proposed conditions will eliminate the present unsightly grease pit and outside lift; that the new building, which will be of modern design, will be finished in face brick with porcelain enamel trim on three sides and a woven wire fence with suitable planted area will be provided along the rear line to protect adjoining owners; that the pump islands will be arranged so that the pumps will be set back a minimum distance of 10 ft. from any street line; that it would be a practical difficulty to set the pumps back any further due to the unusual shape of the property and the small size of the plot at the point where the pump islands are located; that in view of the capital investment required in the rehabilitation of this site, the Board is requested to grant the variance for a term of 15 years; that Hylan boulevard is a main traffic artery in this section of Staten Island and competitive demands require the erection of a modern station; and

WHEREAS, the applicant states that the present owner has held title to the property since 1951; that the assessed valuation of land is \$5,000 and of the building \$2,000 making a total of \$7,000; that the building was erected in 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the committee noted that the station is greatly in need of reconstruction, substantially as now proposed, and recommended that the application should be granted on condition; the existing station was granted by the Board on April 7, 1931, for a temporary term, which has been extended from time to time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1931 by adding thereto:

"that in the event the owner desires to extend the area of the station and to reconstruct the premises substantially as proposed and as indicated on plans filed with this application marked 'Received, February 24, 1956' (5 sheets), and 'June 26, 1956' (one sheet), such extension and reconstruction may be permitted under Section 7f for a term of fifteen years from the date of this amended resolution *on condition* that all buildings and uses on the premises shall be removed and the premises shall be reconstructed and arranged substantially as indicated on plans above cited; that the accessory building shall be of the arrangement and design as indicated on such plans; that it shall be faced with face brick on all sides; that there shall be no cellar under such building; that the toilet rooms shall be so arranged so that the doors thereto shall not be contiguous; that gasoline pumps shall be erected not nearer than 15 ft. to the building line of Sand Lane or Hylan boulevard, but otherwise in the general location as shown; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that all such existing tanks shall be tested by the Fire Commissioner for safety as to continued use but if the report is adverse the tanks shall be removed and new ones substituted; that on the new rear lot line to the south there shall be erected a woven wire fence of the chain

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link type to a total height, including a masonry base, of 5 ft. 6 in.; that at the building lines there shall be suitable terminating posts; that along such fence there shall be a planted area not less than 5 ft. in width and extending along the full length which shall be planted with suitable planting material and properly protected with a curb not less than 8 in. in height and 6 in. in width; that where not occupied by accessory building and pumps and planting the premises shall be paved throughout with concrete or asphaltic pavement; that curb cuts shall be restricted to two on Sand lane, one 26 ft. in width and one 40 ft. in width, located where shown, and two curb cuts to Hylan boulevard to be reconstructed of the width as shown, namely, one 30 ft. and one 35 ft. in width located where shown, and one curb cut at the northerly end not over 30 ft. in width, where shown; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building facing north and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line, where shown, of two post standards each for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be repairing with hand tools only for adjustments maintained only within the accessory building; that under Section 7e, for a similar term, there may be parking and storage of cars awaiting service and for the display and sale of used cars on condition that such sale of used cars and parking shall not interfere with the general servicing of the station; and that all permits shall be obtained, including a new certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution."

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys. PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy, E. Senft and Harvey Davis.
For Opposition: Maurice Kreinon.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly .. 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on March 13, 1956 subject to regular procedure, to consider a changed type of use; and

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection, further consideration and decision; and for applicant to file revised plans, eliminating ramp to second floor; hearing closed; and recessed from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area,

class 1 height district; East 19th street is in residence unrestricted use, D area, class 1 height districts; Avenue X is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 26, 1956 acting on Alt. Applic. 128-56, reads:

"1. Proposed change of occupancy from public garage for more than 5 cars to warehouse for toys in a bldg. located within a residential district, is contrary to Art. 2 Sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 166' 3¾" frontage by 100 ft. in depth, on which is located a garage for more than five motor vehicles, 166 ft. 3¾" front., 100 ft. in depth, class 3, 1 story and basement, 24 ft. in height; that it is proposed to change occupancy of the building from garage for more than five motor vehicles, to warehouse for the receipt, storage and shipment of toys; and

WHEREAS, the applicant further states that the premises in question consist of an irregular plot of land having a frontage of approximately 166 ft. and a uniform depth of 100 ft., the rear lot line being approximately 143 ft.; that they are improved with a building used as a garage for more than five motor vehicles which was erected at a time when the premises were within an unrestricted use district; that the building is one story and basement in height, both the basement and the 1st floor having been heretofore used as a garage for more than five motor vehicles; that the property in question is in a residence use district, D area, class 1 height district; that prior to July 29, 1939 the premises were included within an unrestricted use district; that on that date they were changed to their present zoning; and

WHEREAS, the applicant states that it is proposed to remove the existing windows on the basement floor and to fill the openings with glass brick of an approved type; that the present gasoline storage tank will be filled and the vending pump removed and thereafter the building will be used for the receipt, storage and shipment of toys; that inasmuch as the property is located within a residence district, this change cannot be accomplished without a variance of the use district restrictions; and

WHEREAS, the applicant contends that the present occupancy of the premises as a public garage has failed to yield a sufficient income to cover carrying charges and the continuance of this use will involve substantial losses; that the proposed occupancy is one which will be of benefit to the area, generally; that delivery of toys to and from the building will be by trucks, and the maximum number of trips in any day will be relatively few; that the building will be operated only during conventional business hours and not on a 24 hour basis, as at present; that there will be no work performed within the building other than office work and consequently there will be no obnoxious features to the operation; that while the remainder of the block front along the westerly side of East 19th street now conforms to the use district restrictions, the easterly side of the street is devoted to many uses which are permitted only in an unrestricted or manufacturing district, such as public garages, gas stations, motor vehicle repair shop and a lumber yard; and

WHEREAS, the applicant states that the present owner has held title to the property since June 12, 1945; that the assessed valuation of land is \$23,000 and of the building \$48,000 making a total of \$71,000; that the building was erected in 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the committee has taken account of the type of use of the building and with the provisions shown on the revised plans for providing off-street parking space and closing down the ramp in such a way that it could not be used for the cars reaching the upper floor, the committee recommended that on this basis it believes this use would be less objectionable to the neigh-

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borhood than the former garage use and recommended that the application should be granted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1946, as thereafter amended by resolutions adopted through November 23, 1948, by adding thereto:

"that in the event the owner desires to change the use of the building from garage to the use as now proposed for warehouse for toys throughout and offices for such use, such change of use may be permitted under Section 7e for a term of ten years provided there is no storage of motor vehicles; that the building shall be maintained in accordance with plans marked 'Received February 3, 1956' (9 sheets), as amended by revised plans marked 'Received July 11, 1956,' (3 sheets); that under such revised plans the present ramp to the second floor shall be blocked off so as to be used only for exit and entrance use and not for motor vehicles; that the present entrance to the building shall be arranged as proposed to provide for loading and unloading and all loading and unloading in the entire building shall be within the building line in such loading areas; that the building shall not be increased in height or area; that the standpipe system shall be maintained throughout; that no additional windows shall be constructed on the side lot lines; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 201-56-A; that signs shall be restricted to such signs as would be permitted for such building when located in a local retail district; that, as to the gasoline storage system, all tanks shall be either removed or filled to the satisfaction of the Fire Commissioner and any and all gasoline pumps and other equipment for selling gasoline shall be removed; that windows, where proposed, shall be removed and the openings filled with glass blocks, as approved, when installed in exterior walls and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six months from the date of this amended resolution."

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy, E. Senft and Harvey Davis.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated January 26, 1956, on Alt. App. 128-56 reads:

"2. Means of egress from 1st and 2nd floors to comply with C26-273 through C-26-292 of the Bldg. Code." and

WHEREAS, the applicant states the building is one story, 24 ft. in height, 166 ft. 3¾ in. front by 100 ft. in depth, of class 3 construction erected 1930, located on a lot 166 ft. 3¾ in. front by 100 ft. in depth, now in a residence use, D area, class One height district and used and occupied since 1930 as follows: cellar—boiler room; basement and 1st floor combined—garage for more than five motor vehicles; and proposed to be used and occupied—cellar—boiler

room; basement and 1st floor combined—offices, warehouse for storage and shipping of toys, 12 persons; the building is provided with an approved standpipe system; that the building with one interior 3 ft. 8 in. wide fireproof stairs enclosed in 8 in. masonry walls equipped with fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, certificate of occupancy 125318 issued January 11, 1950 against Alt. App. 1087/47 describes the building as one story and basement and permits the following use and occupancy: cellar boiler room; basement—garage for more than five motor vehicles and storage of empty motor vehicles used in conjunction with the oil business of the owner; office for sale of fuel oil; 1st floor—public garage for more than five motor vehicles; that this certificate of occupancy was issued pursuant to variance granted by the Board under Cal. No. 448-46-BZ, and expires May 25, 1958; and

WHEREAS, the applicant states that it is now proposed to change the use of the building to offices and warehouse for the storage and shipping of toys; and

WHEREAS, the applicant contends that the building contains several exits from the lower floor but not a single exit complying with the Code for the first or upper floors; that the proposed use will involve an occupancy of 12 persons, all of whom will be stationed on the lower floor or basement; that there will be no persons regularly employed on the upper floor except in the course of loading and unloading merchandise; that the present exit facilities consisting of the stairway at the southeasterly corner of the building and the ramp at the northerly side constitute adequate exit facilities for this upper floor and it is therefore requested that the Board modify the decision of the borough superintendent so as to permit the use and occupancy as herein proposed with the existing exits; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted under certain conditions.

Resolved, that the decision of the borough superintendent, dated January 26, 1956, acting on Alt. App. 128/56, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits from the second floor shall be in accordance with the exits as shown on plans filed with Cal. No. 448-46-BZ, Vol. IV, and in accordance with the resolution adopted thereunder this day.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubritorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of 2 buildings (not accessory to each other) on 1 lot.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

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THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 13, 1955 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and recessed from July 24, 1956, to July 26, 1956, for further consideration and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1½ height district; Farmers boulevard is in retail and local retail use, D area, class 1½ height districts; 114th road is in retail, local retail and residence use, D area, class 1½ height districts; Murdock avenue is in retail and residence use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 6, 1955 acting on N.B. Applic. No. 3535-55, reads:

"1. Proposed erection of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage rm., and parking and storage of motor vehicles on a plot located within a Retail use district is contrary to Art. II Sect. 4-A and sect. 4(a) (29) (46) of the Zone Resolution.

2. Proposed erection of two (2) buildings which are not accessory to each other on one (1) lot is contrary to Art. I sect. 1(v) of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.10 ft. frontage by 85.64 ft. in depth, irregular presently vacant, and it is proposed to develop the southerly portion of the site having a frontage of 80.05 ft. on Farmers boulevard and 85.64 ft. on 114th road, with a 25 ft. by 32 ft. refreshment stand of class 3 construction, one story in height, and also provide parking of patrons' cars with no fees to be charged; that said use is a conforming and legal use in the retail use district within which the site is located; that it is proposed to secure a variance for a period of 15 years in order to develop the northerly part of the site having a frontage of 110.05 ft. on Farmers boulevard and 79.29 ft. on Murdock avenue, by erecting a modern gasoline service station consisting of twelve 550 gallon gasoline storage tanks and four dispensing pumps; that the proposed accessory building will have a frontage of 57 ft. 8 in. and a depth of 28 ft. 4 in., one story in height, of class 3 construction and contain the conjunctive uses of car wash, lubritorium, minor auto repairs, office and sales and storage; that a part of the open site will be reserved for parking and storage of motor vehicles; that the proposed accessory building will be of modern design with brick facades and will be highly in keeping and in harmony with the area as it has developed; that a 5 ft. 6 in. high woven wire fence will be erected on the easterly lot line and also partly along Murdock avenue and partly along 114th road in order to preserve the residential aspect of those streets; that a 10 ft. wide landscaped area will be maintained on the easterly lot line and will act as a buffer between the proposed use and the residential area to the east; that said 10 ft. planted area will also afford permanent additional light and ventilation to the adjoining property; that all openings in the rear wall of the accessory building will receive glass blocks, so that no noise or odors can possibly emanate from the building; that a 5 ft. 6 in. high woven wire fence will separate the gas station from the refreshment stand use; and

WHEREAS, the applicant states that the premises are located in a retail use district, class 1½ height district and class D area district; that as of July 25, 1916 the premises were located in a business use district and class 1 height district; that the present use designation became effective on January 21, 1947 and the present height designation became effective on June 30, 1953; and

WHEREAS, the applicant contends that Farmers boulevard and Murdock avenue are heavily traveled auto lanes and as such the proposal is entirely in keeping at this point; that Farmers boulevard is now sufficiently developed with stores for public requirements and the gas station as proposed is the only feasible use at this time; that within the affected area and diagonally opposite in block 10431, lot 1 is now developed with a gas station; that the premises directly opposite the site in block 10397, lot 25 is being developed with a gas station under variance granted by the Board under Cal. No. 728-49-BZ, Vol. II; that as shown, of the four corners, two are developed with these non-conforming uses and the site cannot be put to any other use; that the land is high in assessed value and it would be a hardship to deny the owner the right to develop the site as the other two corners have developed; that Murdock avenue is to be widened at some future date, but the City does not have title to said land and no proceedings are pending to acquire title; that no part of the proposed structures or development will be in the bed of Murdock avenue as widened; and

WHEREAS, the applicant states that the present owner has held title to the property since December 10, 1945 and that the assessed valuation of land is \$16,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and careful consideration has been given to the revised proposal under which half of the site is proposed for gasoline service station and the other half for a conforming use as a restaurant building as against the previous application which was for the entire site; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received October 7, 1955" (2 sheets), *on condition* that the plots shall be separated by a woven wire fence of the chain link type erected on a masonry base between the proposed uses, namely, a gasoline service station to the north and a conforming use of restaurant to the south; that the gasoline station area shall be levelled substantially to the grade of Farmers Boulevard; that all buildings and uses thereon shall be removed and the gasoline station portion of the premises shall be **constructed** and arranged as indicated on such plans above referred to; that the accessory building shall be of the design and arrangement as indicated and faced with face brick; that there shall be no cellar under such building; that the area at the rear of such building shall be landscaped to a width of ten feet and for the full distance of the gasoline station area from back of the accessory building to the lot line from which there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in., turning along the side street for a distance of 10 ft. and extending along the side lot line of Murdock avenue for a distance of approximately 40 ft.; that for the protection of such landscaped area there shall be erected a masonry curbing not less than 8 in. in height and 6 in. in width; that pumps shall be erected not nearer than 15 ft. to the street building line of Farmers Boulevard; that curb cuts shall be restricted to two curb cuts to Farmers Boulevard from the gasoline selling area not over 30 ft. in width and one on Murdock avenue within the first 25 ft. from the intersection; that the number of gasoline storage tanks shall not exceed five 550 gallon approved storage tanks; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing Farmers Boulevard and to the illuminated globes of the pumps, excluding all roof signs and tem-

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porary signs but permitting the erection of one post standard within the building line, either toward the south or the north at the intersection within the gasoline service area near the intersection of Murdock avenue for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 21 there may be the two uses as proposed on the plot provided such lot is so subdivided so that each use has its own lot number; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—113-46 to 113-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and John W. McClancy, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and recessed from July 24, 1956 to July 26, 1956, for decision; applicant to ascertain purpose of excavation on premises; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Colfax street are in local retail and residence use, D and E-1 area, class ½ height districts; Springfield boulevard is in local retail and residence use, D area, class ½ height districts; 113th drive and 114th avenue are in local retail and residence use, D and G-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1955, acting on N.B. Applic. 4210-55, reads:

"1. Proposed auto laundry, gasoline service station, office and accessory sales, minor repairs with hand tools only located partly in a Local Retail use district and partly in a Residence use district is contrary to Art. II Sec. 4-c & Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 245.40 ft. frontage by 128.79 ft. in depth, irregular, now vacant; that it is proposed to construct a modern gasoline service station and modern high speed auto laundry; that the accessory building will be set back the usual depth from the street (Springfield boulevard) and the auto laundry portion will be attached to the rear of the accessory building; that both of these buildings will be faced with face brick and the gas station accessory building will have a false mansard roof; that both the gas station and auto laundry will be located entirely within the local retail use district portion of the plot; that the residence use district

portion of the site will be devoted entirely to shrubbery and seeded area; that it is proposed to fence the entire site with either a 5 ft. 6 in. high brick fence wall, or 5 ft. high woven wire fence on a 6 in. high concrete base; that it is also proposed to provide shrubbery along a portion of the Colfax street building line and a portion of the north lot line; that Colfax street will have no curb cuts; that a 5 ft. 6 in. high brick fence wall will be provided along the Colfax street building line to protect this street; that it is proposed to install two concrete islands with 3 gas pumps each, along the Springfield boulevard frontage only, to be set back 15 ft. from the building line; that five 30 ft. curb cuts will be installed along this frontage; that the entire site, where not devoted to buildings or shrubbery, will be paved with concrete or bituminous paving; and

WHEREAS, the applicant states that the property is presently located in a local retail district for the first 100 ft. of depth and the balance is located in a residence use district; that the property is located in a D area district for the first 100 ft. and an E-1 district for the balance; that the property is in a ½ height district; that from July 25, 1916 to January 21, 1947, the first 100 ft. of the property was in a business district and the balance in a residence district; that on January 21, 1947 the business portion was changed to local retail; that as to area, the entire parcel was in a D area district from July 25, 1916 to June 3, 1947; that after June 3, 1947 all that property beyond 100 ft. in depth was changed from a D area to an E-1 area district; that as to height, from July 25, 1916 to June 30, 1952 this area was classified as a 1 height area; that the present height became effective on June 30, 1952; that there are no amendments pending before the city planning commission at this time; and

WHEREAS, the applicant contends that directly across the street from this area are stores within 400 ft.; that on block 11231, lot 81 there is a bowling alley; that in block 11136, lot 23 is a further group of stores and the property immediately adjacent to the site is a vacant piece of land; that this area is entirely built up with the exception of two or three vacant parcels along Springfield boulevard; that the area is in need of a gas station and auto laundry; that the plot as presented extends 245 ft.; that the entire gas station and auto laundry are within the local retail district; that the entire residential portion of the property will be devoted to shrubbery acting as a buffer between it and the residential area to the rear; that this buffer zone at its widest point is 45.73 ft. in depth and at its narrowest point is 28.79 ft. in depth, providing an exceedingly large shrubbery area which would adequately shield the premises from the residential area; that shrubbery will also be provided along the Colfax street side of the building; that there will be no curb cuts provided for the residential streets; and

WHEREAS, the applicant states that the present owner has held title to the property since October 27, 1952 and that the assessed valuation of land is \$20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the property can be developed with a conforming use and that application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 4210/55, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

949-55-BZ

APPLICANT—Herman E. Horwood, for H. J. B. Service, Inc., owner.

SUBJECT—Application December 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of

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the zoning resolution, to permit in a business use district, a new curb cut, accessory to gasoline service station.

PREMISES AFFECTED—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and laid over from July 24, 1956 to July 26, 1956, for applicant to obtain statement indicating position of Park Department as to this application; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 183rd street are in a business use, B area, class 1¼ height district; Southern boulevard is in business and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 3, 1955 acting on N. B. Applic. 461-55, reads:

"1. Gas station in a business district is a non-conforming use and new curb cut in addition to existing curb cut cannot be granted as per Sect. 6 & Sect. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 98.72 ft. frontage by 75.89 ft. in depth, on which is located a gasoline service station, lubrication pits, office, storage shed, parking of cars awaiting service; that it is proposed to permit an additional curb cut at the south end of these premises on the Southern boulevard front, which has been denied by the building department as being an extension to the gasoline service station; and

WHEREAS, the applicant contends that this additional curb cut is badly needed for the reason that cars entering and leaving have to use the same curb cut and thus interfere with each other, which is not good practice; that with the natural growth of Southern boulevard, which is a heavy traffic artery, and the change of East 183rd street to a one way street, westbound, the requested curb cut is an actual necessity and the lack of same is an extreme hardship to the proper conduct of this service station which has been under the present ownership and operation since 1939; and

WHEREAS, the applicant states that the present owner has held title to the property since June 15, 1939; that the assessed valuation of land is \$33,000 and of the building \$5,000 making a total of \$38,000; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application for the additional curb cut be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit one additional curb cut, substantially as proposed and as indicated on plans filed with this application, marked "Received December 1, 1955," (5 sheets) and as indicated on revised plans marked "Received July 20, 1956", (3 sheets), *on condition* that such additional curb cut to Southern boulevard shall be

not over 25 ft. in width, located as shown on revised plan showing proposed conditions, marked "Received July 20, 1956"; that no other changes to the existing gasoline station shall be made without authorization of this Board; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under sections 7a and 7i of the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubritorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and laid over from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1 height district; Targee street is in business and local retail use, D area, class 1 height districts; Richmond road is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 3, 1955 acting on N.B. Applic. 1092-55, reads:

"1. The reconstruction of a legal non-conforming existing gasoline service station to include a new one story service station building, sales office, lubritorium, minor motor vehicle repairs and new gasoline pump island is contrary to Art. II Sect. 4(a), 29, 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 163 ft. and 116 ft. frontage by 83 ft. in depth, on which is located a gasoline service station and a one and one-half story frame dwelling, which is to be demolished; that it is proposed to completely rehabilitate and reconstruct this service station both to better satisfy the demands of the motoring public and to make the premises more attractive to the neighborhood; that it is also proposed to demolish the existing 1½ story dwelling which is on the same lot, to the rear of the present service building, and to build a new masonry one story service building on approximately the rear lot line; that immediately on the lot to the rear of the proposed building is a garage and a pickle factory; that it is also proposed to remove one pump from the present three pump island, leaving that as a two pump island and to install a new two pump island with 8 new 550 gallon tanks; that the entire open area will be paved with asphalt and the open part of the rear lot line will have a 5 ft. high chain link type or equal fence; that the existing banjo type sign on the very point of the property will be moved back of the adopted widening line indicated and swung to face both ways on Richmond road; that there are to be three 30 ft. curb cuts on Richmond road and two 30 ft. curb cuts

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on Targee street; that at present the curb cut on Richmond road is 70 ft. and the entire Targee street curb is depressed as there are no curbs on Targee street; that it is requested that the usual service station building uses be granted such as car washing, sales office, minor motor vehicle repairs and the parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that the existing premises and building owned by Socony Mobil Oil Co. Inc., are at present and have been for many years devoted to use as a gasoline service station and accessory uses; that this use was granted a certificate of occupancy for N.B. 934-26 on August 13, 1926, to the Standard Oil company, the present owner; that the granting of this application will have no adverse effect upon the neighborhood but will indeed be of definite service and improvement; and

WHEREAS, the applicant states that the present owner has held title to the property since July 6, 1926; that the assessed valuation of land is \$4,500 and of the building \$5,500 making a total of \$10,000; that the building was erected August 12, 1926; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received December 2, 1955" (5, sheets), *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be reconstructed and arranged as indicated on such plans; that the accessory building shall be located where shown, without cellar, and shall be arranged and designed as indicated on such plans except that the doors to the toilet rooms shall be so arranged as not to be contiguous; that the building shall be faced with face brick and may have a porcelain band course; that there shall be no windows in the accessory building in the walls toward the rear lot line; that along the rear lot line, to the north, from the accessory building to the building line of Richmond Road there shall be a woven wire fence of the chain link type erected on a masonry base not less than 5 ft. 6 in. in height, with suitable terminating posts at the building line; from the accessory building southerly along Targee street there shall be a masonry wall to meet the grade and as may be required, on which may also be erected a chain link fence to a total height of 5 ft. 6 in. above street grade, with suitable terminating posts; that pumps shall be not nearer than 15 ft. to the street building line; that at the intersection there shall be a block of concrete extending for a distance of not less than 5 ft. along either building line and not less than 12 in. in height; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved new tanks; that where not occupied by building and pumps the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to three curb cuts to Richmond road, each 30 ft. in width, located where shown, and two curb cuts of similar width to Targee street located where shown; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing south, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection, where shown, of one post standard, toward the intersection, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that under Section 7i there may be minor repairing with hand tools only for

adjustments maintained solely within the accessory building; that in the event the proposed street widening is carried out which would involve the removal of a portion of the premises at the intersection of Richmond road and Targee street, that portion of the premises may be removed provided that there is erected at the widened line a block of concrete extending across the frontage not less than 12 in. in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and H. Hausknecht.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for further consideration; applicant notified; and recessed from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1 height district; Arthur Kill road is in business and manufacturing use, D area, class 1 height districts; Clay Pit road is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 13, 1955 acting on N.B. Applic. 1234-55, reads:

"1. Proposed use of premises as a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools only and parking for more than five motor vehicles on a lot located in a business use district is contrary to Art. II Sect. 4(a) (15) (29) (46) (52) of the Zoning Resolution.

2. Proposed curb cut on Clay Pit Rd. is located within 75' of a Residence use district and is contrary to Art. II Sect. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 174 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect a gasoline service station, car wash, lubritorium, sale of accessories, minor motor repairs with hand tools and parking for more than five motor vehicles; that it is felt that this building and its services are necessary for this general area as well as for through traffic; and

WHEREAS, the applicant contends that Arthur Kill road is a main connecting artery on the west shore of Staten Island from the Outerbridge crossing to the Goethals and

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Bayonne bridges; that the proposed west shore expressway is planned in the immediate vicinity and will also act as a connecting highway between the Outerbridge crossing and the bridges; that the general increase in the population of Staten Island indicates a need for this facility; that the proposed building has been designed of a simple architectural character and has been located to the rear of the property in order to provide an unobstructed corner; that pump islands have been located a comfortable distance from the front property line and curb cut locations placed so as to eliminate traffic congestion or hazard; that the very rural character of this area will be followed through with landscaping and fencing arranged between this site and the adjacent property; that signs will be of such a nature as to enhance the corner and arranged so as not to conflict with street and traffic conditions; that this building will be erected by a major oil company who will operate this station; that the variance to section 7, if granted, must be for a stated period of 15 years; that the total cost of the proposed building and property in question will represent about \$45,000; that amortization and depreciation over a period of less than 15 years would create a financial burden in making equitable arrangements with a lending institution and to properly amortize the investment; and

WHEREAS, the applicant states that the present owner has held title to the property since May 20, 1955 and that the assessed valuation of land has not been determined; and

WHEREAS, the applicant states that the zone was changed from unrestricted, D area, class 1 height, to business, D area, class 1 height in 1942; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received December 22, 1955" (5 sheets), *on condition* that all existing buildings and uses shall be removed and the plot shall be leveled substantially to the grade of Arthur Kill road, constructed and arranged as indicated on such plans; that the proposed accessory building shall be of the design and arrangement indicated, with front and end facades of face brick; that there shall be no cellar in such building and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of Arthur Kill road; that along the side lot lines and the line of Clay Pit road there shall be erected a woven wire fence of the chain link type, erected on a masonry base to a total height of 5 ft. 6 in.; that curb cuts shall not exceed three, each not over 30 ft. in width, one of which may be to Clay Pit road, as shown; that curbing and sidewalks abutting the premises shall be constructed along Arthur Kill road up to the curb cut along Clay Pit road; that where not occupied by accessory building and pumps, the premises shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line toward the south of one post standard to support a sign, which may be illuminated advertising only the brand of gasoline sold, permitting such sign to extend not more than 4 feet beyond the building line; that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that under section 7i for a similar term, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under 7A curbs herein referred to may be permitted; and

that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubricatorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: William H. Flax.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and recessed from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 18th avenue, 53rd street and 52nd street are in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 20, 1956 acting on N.B. Applic. 2813-55, reads:

"1. Proposed reconstruction of the existing auto laundry, gas station, grease pits, and sale of used cars (five cars only); to gasoline service station, lubricatorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, on a premises located partly in a residence use district and partly in a business use district, is contrary to Art. II, Sec. 3 and Art. II, Sec. 4(a), PP. 29, 46 & 52 of the Zoning Resolution.

2. Proposed entrances, show window, curb cut and signs facing on 52nd St. and 53rd St. are contrary to Art. II, Sec. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 144.77 ft. frontage by 128.75 ft. in depth, presently developed with a gas station consisting of four 550 gallon gasoline tanks, four dispensing pumps on the building line of 18th avenue, four open grease pits, a frame shed one story in height, being 12 ft. 9 in. by 16 ft. 9 in. and a one story accessory building of class 3 construction, having a frontage of 78 ft. 2 in. by 43 ft. 2 in. in depth; that the open area is being used for sales of used cars and parking and storage of motor vehicles; and

WHEREAS, the applicant states that the premises are located in a class D area district and a class 1 height district; that part of the premises within 100 ft. of 18th avenue is in a business use district and the balance of the premises is

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in a residence use district; that as of July 25, 1916 that part of the premises forming the triangle bounded by 52nd street, 18th avenue and the former Old New Utrecht Road was in a class C area district and the balance of the premises was in a class D area district; that the present area designation became effective on July 1, 1924; and

WHEREAS, the applicant further states that fire department records show that in 1923 under Plan No. 1064-23 an application was approved to use that part of the premises having a frontage of 150 ft. on 18th avenue, 90 ft. on 52nd street, 180 ft. on the northerly lot line and 20 ft. on the westerly lot line for an oil selling station with three 550 gallon gasoline tanks; that in 1929 under Alt. No. 2694-29 permit was issued by the fire department to install two additional 550 gallon gas tanks; that building department records show that in 1923 under Alt. 9729-23 permit was issued to erect a one story building having a frontage of 25 ft. 1 in. by 20 ft. 3 in. in depth for use as a store; that certificate of occupancy No. 23126 was issued for said use; that in 1929 under Alt. 1083-29 permit was issued to install two grease pits; that in 1931 under Alt. 9063-31 permit was issued to erect a one story building of class 3 construction, having a frontage of 53 ft. 1 in. by 43 ft. 2 in. in depth, for use as cellar—ordinary; 1st floor—store, auto laundry, gas station, grease pits and sales of used cars (5 cars only); that certificate of occupancy No. 115-50 was issued for said use; that in 1933 under Alt. 2392-33 permit was issued for two additional grease pits; that all of the above uses were approved on a plot size having a frontage of 144 ft. 9½ in. on 18th avenue, 91 ft. 7½ in. on 52nd street, 206 ft. ⅞ in. on the northerly lot line and 19.06 ft. on the westerly lot line; that no record was disclosed for the frame one story building; and

WHEREAS, the applicant states that the premises are presently being used for a gas station, lubritorium, minor auto repairs, office and sales, storage, boiler room, parking and storage of motor vehicles, auto laundry and sales of used cars on a plot having a frontage of 128.75 ft. on 52nd street, 144.77 ft. on 18th avenue, 73.21 ft. and 71.95 ft. on 53rd street and being irregular on the northerly lot line; that it is proposed to demolish all the existing buildings, remove the open grease pits and rebuild the now legal gas station on the same size plot as now exists and as described above; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 85 ft., a depth of 48 ft. and contain the conjunctive uses of lubritorium, minor auto repairs, office and sales, storage room, boiler room and high speed auto laundry; that it is also proposed to add six new 550 gallon buried gas tanks in addition to the present 4 tanks, making a total of 10 tanks; that it is also proposed to relocate the gasoline pumps to 15 ft. back of the 18th avenue building line, rearrange the curb cuts so as to have one 20 ft. curb cut on 52nd street, three 30 ft. curb cuts on 18th avenue and one 30 ft. wide curb cut on 53rd street; that the entire plot within the confines of the business use district will be repaved with concrete or tarvia and a 5 ft. 6 in. high woven wire fence will be erected on the lot and building line of that portion of the site within the residence use district; that it is further proposed to erect a concrete island, sign and light standards at the intersection of 52nd street and 18th avenue and 53rd street and 18th avenue; that the open portion of the site, where not used for the gas station and auto laundry, will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that 18th avenue is a main auto lane and as such the proposal is entirely within keeping and a required service at this point, as is also proven by the continuous operation of the present gas station since its inception in 1923; that the removal of the present buildings and unsightly open grease pits and the replacement by a new modern building will improve the appearance of the entire area; that the setting of the proposed building entirely within the confines of the business use portion will provide permanent light and ventilation to adjoining premises; that that portion of the site within the

residence use district will be landscaped and planted and will act as a buffer to adjoining properties; that the north wall of the building will have three glass block panels in said north wall openings so as to subdue any noise that may emanate from the auto laundry; that there are non-conforming uses within the affected area as follows: block 5479, lots 31 and 42—cleaners and gas station; block 5474, lot 9—gas station; block 5480, lots 14 and 1—motor vehicle repair shop and gas station; that although the site is in a business zone, its present legal non-conforming use and those additional non-conforming uses above stated, in the affected area, have definitely changed the aspect of the area so that it is now unrestricted in character; that the depressed railroad in blocks 5468, 5474, 5479 and 5486 certainly are not in keeping in the present residence and business zones in the affected area and lend an unrestricted appearance to the entire community; that the auto laundry entrance, office windows and signs set a minimum of 40 ft. distant to 52nd street and 53rd street building lines, and cannot possibly affect the residential aspect of said streets; that the curb cuts on 52nd and 53rd streets are necessary for the proper operation of the gas station and auto laundry; and

WHEREAS the applicant states that the present owner has held title to the property since October 1, 1954; that the assessed valuation of land is \$53,900 and of the building \$10,500 making a total of \$64,400; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should be granted under certain conditions.

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension and reconstruction of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received January 24, 1956", (4 sheets), and "March 16, 1956", (2 sheets), and "July 3, 1956", (one sheet), *on condition* that all buildings and uses shall be removed from the premises and the premises shall be reconstructed and arranged substantially as shown thereon; that the northerly portion of the area shall be unbuilt upon and shall be planted and maintained as a planted area with suitable landscaping and with a woven wire fence of the chain link type erected on a masonry base to a total height of 5 ft. 6 in. maintained on lot lines except the proposed wall of the accessory building and laundry occur; that the accessory building and laundry shall be constructed and arranged as therein proposed on such plans above cited; that the building shall be faced with face brick and shall be of the design as indicated; that pumps shall be erected not nearer than 15 ft. to the street building line of 18th avenue; such pumps shall be of a low approved type; that the number of gasoline tanks shall not exceed ten 550 gallon approved tanks; including four existing tanks which shall be tested by the Fire Commissioner and not used unless found to be in good condition by him; that the balance of the premises where not occupied by accessory buildings and pumps shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to three curb cuts to 18th avenue each 30 ft. in width and one curb cut to 52nd street within the first 25 ft. from the intersection of 18th avenue eliminating all other curb cuts on 52nd street, and one curb cut on the splay within ten feet of 18th avenue; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of a sign advertising the laundry use attached to the front wall of the auto laundry

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section; that under Section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that the doors to the toilet rooms shall be so arranged as not to be contiguous; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that at the intersection of 52nd street and 18th avenue and at the westerly portion of the splay there shall be erected a block of concrete at each location extending for a distance of not less than 5 ft. along either building line and not less than 12 in. in height; that under Section 7e and Section 7h for a similar term there may be parking and storage of motor vehicles provided such parking is maintained so as not to interfere with the servicing of the station and entrance and exit from the auto laundry; that under Section 7A show windows, curb cuts and signs deemed by the Borough Superintendent as contrary to Section 7A may be permitted as above set forth; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

86-56-BZ

APPLICANT—Andrew DiCamillo, for Jean and Betty Sternbach, owners.

SUBJECT—Application February 7, 1956—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the proposed change of occupancy from store and storage to auto repair shop and parking of cars waiting to be serviced.

PREMISES AFFECTED—8818 4th avenue, west side, 40 ft. north of 89th street, Block 6062, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and recessed from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, C area, class 1 height district; 4th avenue is in retail and business use, C area, class 1 height districts; 89th street is in retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1956 acting on Alt. Applic. 68-56, reads:

"1. The proposed change of use from store and storage to auto repairing, of these premises located in retail use district is contrary to the Zoning Res., Art. II, Sect. 4-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 ft. frontage by 100 ft. in depth, on which is now located a one story brick and block structure, 30 ft. front, 60 ft. in depth, used for the sale of floor covering; that it is proposed to occupy said premises for use as a motor vehicle repair shop and parking of cars waiting to be serviced; and

WHEREAS, the applicant states that the subject site consists of an interior plot 30 ft. wide and 100 ft. deep; that the building located thereon was erected under N.B. 1238-47 and certificate of occupancy No. 120850 was issued July 14, 1948; that the legal occupancy is auto showroom and glazing and the actual present occupancy is the sale of floor covering; and

WHEREAS, the applicant contends that the type of repair shop proposed is actually for the testing and replacement of brakes, wheel alignment, testing of auto safety features, replacing of springs and other hand tool work; that this will be a clean and neat appearing shop; that the proposed use will in no way adversely affect surrounding properties; that there are non-conforming uses in the affected and surrounding area as follows: block 6062, lot 41, auto laundry and shop; lot 52—auto parking; block 6065, lot 6—gas station; block 6066, lots 10 and 1—gas stations; block 6064, lot 28—gas station; that the use of the present structure at the present time for a retail store is economically unsound; that any conditions set by the Board will be scrupulously adhered to; and

WHEREAS, the applicant states that the present owner has held title to the property since October 4, 1954; that the assessed valuation of land is \$6,000 and of the building \$6,500 making a total of \$12,500; that the building was erected in July, 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i, for a term of ten years, to permit the premises to be occupied as a repair shop and the parking of cars awaiting service, *on condition* that such repair work shall be of a light type, excluding all heavy and demolition type and excluding the use of any forge or anvil; that there may be an oxygen or acetylene torch, if under proper permit from the fire department; that the sidewalks and curbs abutting the site shall be reconstructed or restored to the satisfaction of the Borough President; that there may be one curb cut opposite the entrance door, not over 12 feet in width; that the premises shall be maintained in accordance with these requirements and as shown on plans filed with this application, marked "Received February 7, 1956", (4 sheets); that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that the fence at the rear of the plot shall be maintained in good structural condition and any opening or gate in such fence shall be for exit purposes only and not for conjunctive use with the adjoining property now under the same ownership; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: Mrs. E. L. Stabford and Mrs. Fox.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

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THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over, to July 3, 1956, for applicant to file revised plans giving consideration to the grade of plot; date for inspection to be set; hearing closed; then to July 24, 1956, for inspection and decision; and recessed from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; Victory boulevard is in retail and local retail use, D area, class 1 height districts; Quinlan avenue is in residence, retail and local retail use, D area, class 1 height districts; Perry avenue is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1956 acting on N.B. Applic. 69-56, reads:

"Proposed gasoline service station, lubritorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales located in a retail use district is contrary to Art. II, Sec. 4A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 201.18 ft. frontage by 113.30 ft. in depth, now vacant, except for billboards; that it is proposed to erect a gas station, car wash, lubritorium, motor vehicle repairs, sale of accessories, parking for more than five motor vehicles, and the sale of fuel oil; that it is also proposed to install curbs, new sidewalks and develop the entire site; that the owners will also conform with the widened lines of Victory boulevard; and

WHEREAS, the applicant contends that this general area has grown continually since World War II and with the growth of business along Victory boulevard and the development of residential areas surrounding this property, it is felt that this improvement represents a definite asset to this location; that the design of this station will be modern and in keeping with the latest in commercial structures; that the property will be fenced and landscaped in order to protect adjoining areas and will be in harmony with the development of this section; that aside from the neighborhood need of this station, Victory boulevard is the major east-west thoroughfare on Staten Island and the volume of traffic going through the Castleton Corners, both east and west, is such as to make this facility an essential part of the Victory boulevard development; that the financial analysis of this improvement indicates that if a variance is granted, it will be necessary to have a term of not less than 15 years; that the total cost of the proposed building and property in question will be an investment of over \$100,000; that amortization and depreciation of a period of less than 15 years will create a financial burden and it will also make lending arrangements with a financial institution quite difficult; that the modern design of this building was determined not only by the large size of the property but also by the location of this property in an expanding business area; and

WHEREAS, the applicant states that the present owner has held title to the property since April 23, 1952 and that the assessed valuation of land is \$10,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the premises can be developed with a conforming use and that the application for a gasoline service station should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 69-56, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

236-56-BZ

APPLICANT—Albert Melniker, for Hanco Realty and Finance Corp., owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, hand tools only, sale of accessories and parking for more than 5 motor vehicles.

PREMISES AFFECTED—455 Forest avenue and 489 Hoyt avenue, northeast corner, Block 135, Lot 1, West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief
Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and recessed from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Forest avenue are in a retail use, D area, class 1 height district; Hoyt avenue is in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1956 acting on N.B. Applic. 163-56, reads:

"1. The erection of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, and parking of more than 5 motor vehicles is contrary to Art. II, Sect. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 105.01 ft. frontage by 70.95 ft. in depth, now vacant; that it is proposed to erect a gasoline service station with accessory uses of car wash, lubritorium, minor motor vehicle repairs with hand tools, sale of accessories and parking for more than five motor vehicles; and

WHEREAS, the applicant contends that there is a great need for a gasoline service station in this location; that Forest avenue, being a main artery for local traffic as well as a State designated highway No. 439, carries a great deal of commercial traffic from the beginning of Forest avenue at the intersection of Victory boulevard to this location; that this location would be the first service station on Forest avenue and would be located on a level stretch with easy visibility in both directions, east and west; that it would represent a continuation of a growing business trend on Forest avenue; that the design of this station has respected the residential area north of the property and as such is in a character that reflects the residential neighborhood; that the exterior walls and the rear fence will be of stone veneer, the roof of a hipped domestic scale design and the show windows of small divisions in scale with the residential character of this structure; that fencing and landscaping has been considered to both enhance this structure as well as the im-

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mediate neighbors; that the property in question is owned by the Hanco Realty and Finance corporation and if a variance is granted this facility will be erected by the Narrows-bridge Development Corporation, Inc., and the building will be leased by a major oil company; that the variance if granted is for a stated number of years; that the financial analysis of this improvement indicates that if a variance is granted, it will be necessary to have a term of not less than 15 years; that the total cost of the proposed building and property in question will be an investment of over \$50,000; that amortization and depreciation of a period of less than 15 years will create a financial burden and will also make lending arrangements with a financial institution quite difficult; and

WHEREAS, the applicant states that the present owner has held title to the property since December 8, 1949 and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the zoning resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 163/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

262-56-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the proposed erection and maintenance of a telephone exchange, including accessory parking upon unbuilt upon portion of plot.

PREMISES AFFECTED—5180 Amboy road, south side, 201.58 ft. east of Ruggles street, Block 6511, Lot 111, Annadale, Borough of Richmond.

APPEARANCES—

For Applicant: Edward B. Cadley, Charles M. Hanley and Joseph B. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and recessed from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Amboy road, Ruggles street and Philip avenue are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1956 acting on N.B. Applic. 225-56, reads:

"1. Proposed construction of a Telephone Exchange (Commercial Bldg.) located in a residence use district is contrary to Art. II, Sect. 3 of the Zoning Resolution.

2. Parking of cars for employees in conjunction with a non-conforming use in a residence use district is contrary to Art. II, Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 185 ft. frontage by 200 ft. in depth, now vacant; that it is proposed to construct, in a residence use district, a one story central telephone exchange building with no basement, 124.5 ft. front by 103.67 ft. in depth, of class 1 construction, in order to provide a new dial center to serve the southerly part of Staten Island; that no area or height question is involved in this appeal; that the property referred to is presently zoned as a residence district, class 1 height and an E area district; that as of July 25, 1916 the property was zoned as a business district and the present residence designation became effective on March 25, 1938; that the present height designation has not been changed since July 25, 1916; that as of July 25, 1916 the property was zoned as a D area district and the present E area designation became effective on August 2, 1943; and

WHEREAS, the applicant states that the premises involved herein are situated on the south side of Amboy road commencing at a point 201.58 ft. east of Ruggles street and extending eastward along Amboy road for a distance of 185 ft., thence southerly for a distance of 200 ft., thence westerly for a distance of 185 ft. and thence northerly for a distance of 200 ft. to the point of beginning; that the plot is not subject to any restrictive covenant and at the present time is unimproved; that the owner purchased these premises on October 28, 1955 as being a logical site for a telephone center to serve the southerly part of Staten Island; that it is suitably located with respect to the main cable facilities of the company and affords the most economical and practical site for a central telephone exchange in this area; that at present southerly Staten Island is served by two central telephone exchanges, one at 39-17 Richmond avenue, Eltingville and the other at 7255 Amboy road, Tottenville; that both of these buildings are equipped with manual switchboards and will be replaced by the proposed new dial center; that the Tottenville exchange is now congested and the Honeywood exchange will soon reach its capacity and it is therefore necessary for the company to increase its central office facilities in order to meet the estimated demand for telephone service at the time the proposed building will be completed; that it is expected that new housing construction in the area will increase the demand for telephone facilities; that present schedules contemplate the completion of the proposed exchange building by January 15, 1957 and completion of the installation of the initial dial equipment by September 14, 1957, provided that the company is permitted to proceed with construction promptly; that at that time it is estimated that there will be 300 customers waiting for telephone service in this area; and

WHEREAS, the applicant contends that the proposed building will be architecturally and structurally in keeping with the residential buildings in its vicinity; that it will be of brick, fire resistant construction with reinforced concrete floors and columns; that the building will be faced with brick and ornamented with limestone sills and copings; that the exchange equipment to be installed in this building will be automatic, which will reduce the number of employees using the building to a maximum of 12 at any one time; that there will be a parking area at the rear of the building which will provide adequate off street parking space for the cars of these employees; that there is an urgent need for increasing and improving telephone facilities in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since October 28, 1955 and that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions d and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application

MINUTES

be and it hereby is *granted* under Section 7d, to permit the erection of the building as proposed for a telephone exchange, as indicated on plans filed with this application, marked "Received April 9, 1956", (7 sheets), and *granted* under section 7h for a term of ten years, to permit the rear portion of the plot to be occupied for the parking of motor vehicles belonging to the employees of the building, *on condition* that the entire area of site where not occupied by the building shall be enclosed with chain link fences of the woven wire type on all lot lines, provided with driveways for access to the rear portion, which shall be paved with asphalt; that along the side lot lines there shall be suitable planting; that the curb cut to Amboy road on the southerly side may be ten feet in width; that the sidewalk and curbing in front of the premises shall be reconstructed or restored along the present building line to the satisfaction of the Borough President; that in the event Amboy road is widened and the building line extended southerly, curbs and sidewalks shall be constructed at that point to the satisfaction of the Borough President; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application April 20, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles.

PREMISES AFFECTED—405-517 McDonald avenue, east side, 300 ft. south of Albermarle road and 298-306 East 2nd street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

recessed from July 24, 1956, to July 26, 1956, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 2nd street are in business and residence use, C area, class 1 height districts; McDonald avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 9, 1956 acting on Alt. Applic. 356-56, reads:

"1. The proposed parking & storage of motor vehicles partly in a Business use district & partly in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 116 ft. 8 in. frontage by 250 ft. in depth, irregular, on which is now located a two car garage and parking for more than five cars; that it is proposed to extend the parking use into the portion of the plot in the residence use district; that at present there is a certificate of occupancy for auto parking and for a two car garage on the business portion of lot 26; that lot 84 is being used without a permit; and

WHEREAS, the applicant states that in 1924 the business area extended back 125 ft. to the center of the block and

in 1937 the line of demarcation between the business and residential area was set back to 100 ft. from MacDonald avenue, making it 100 ft. business on MacDonald avenue and 150 ft. residential on East 2nd street; and

WHEREAS, the applicant contends that the area is densely populated with car owners and because of the lack of parking space their cars are parked on the street; that except for the subject area and the adjoining plot, which is operated by the same people on McDonald avenue, there are no parking lots or garages in the area; that by arrangement, the subject lot is used for parking for patrons of the bank on the corner of Church and McDonald avenues and also for patrons of the theatre on Church avenue; that there is a dire need for additional parking space in this area; that except for lot 6 in Block 5332, the entire area is built up and therefore it may be reasonably declared that the character of the area is already established; that by extending the parking use the area would be enhanced, because at the present time the vacant lot to the rear of the present parking area is strewn with rubbish and is used as a dumping ground by unknown persons; that should there be any objection to the wire fence and curb cut on East 2nd street, this will be changed to meet the conditions recommended by the Board; and

WHEREAS, the applicant states that the present owner has held title to lot 26 since October 20, 1945 and to lot 84 since January 6, 1947; that the assessed valuation of land is \$21,300 and of the building \$500 making a total of \$21,800; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the parking area into the residence use district, substantially as proposed and indicated on plans filed with this application marked "Received April 20, 1956". (4 sheets), and "July 31, 1956", (one sheet), *on condition* that all building and uses on this portion of the premises shall be removed and the plot leveled substantially to the grade of McDonald avenue; that there shall be erected on the interior lot lines and street building line of East 2nd street a woven wire fence of the chain link type, erected on a masonry base to a total height of 5 ft. 6 in., with no openings therein to East 2nd Street; that along such fence at the building line there shall be a planted area, properly protected by curbing to prevent damage by cars; that such planted area shall be maintained with suitable planting for the full width of the lot and shall be not less than 10 feet in depth; that proper bumpers shall be maintained against such fences and curbing for protection thereto; that this portion of the plot shall be under the control of the operator of the existing lot facing on McDonald avenue; that any portion of the subject lot not already protected with suitable fences shall be so protected; that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that the applicant shall file with the Board revised plans for the record, showing the conditions as herein required; and that all permits required shall be obtained, including a certificate of occupancy, and all work completed within six months from the date of this resolution.

262-32-A—Vol. I

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application for consideration—reopening and extension of term—re Appeal from a decision of the borough superintendent, re maintenance of Nursing Home for a term of years.

MINUTES

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Marck.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on September 29, 1936, on certain conditions; and

WHEREAS, the resolution was amended on March 17, 1942; and

WHEREAS, the term of variance was extended on April 8, 1947 and July 17, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 29, 1936, as thereafter *amended* by resolutions adopted through July 17, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* for a term of five years from the date of this *amended* resolution, to permit the premises to be occupied as proposed; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 930/42.)

483-49-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Gregory Majzlin, owner.

SUBJECT—Application reopened May 22, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re extension of nursing home.

PREMISES AFFECTED—1480-1490 New York avenue, northwest corner of Farragut road, Block 4996, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Ritter.

For Administration: Samuel L. Becker, Dep't of Buildings.
and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD: Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 6, 1956, on N. B. App. 2819/55 reads:

"1. These premises were the subject of a conditional variance by the Board of Standards and Appeals under Cal. No. 483-49-A. The proposed structure on the same premises interconnected with the existing structure on the first and cellar floors is contrary to the terms of the conditional variance."

and

WHEREAS, the applicant states the building is two stories and attic, 31 ft. in height, 38 ft. front by 41 ft. 4 in. irregular in depth, of class 3 construction, erected 1921, located on a lot 100 ft. front by 102 ft. 6 in. in depth, in a residence use, C area, class 1¼ height district and used and occupied since 1947; cellar—boiler room, kitchen and laundry; 1st floor—nursing home, 25 persons; 2nd floor—nursing home, 19 persons; attic—caretaker's apartment; and proposed to be increased in area at the first floor by the addition of a one story extension of class 3 construction 38 ft. by 80 ft. in

area, which extension will be used and occupied cellar—morgue and pantry; 1st floor—nursing home, 34 persons; and

WHEREAS, the applicant states that the existing building, erected in 1921, has been used and occupied under certificate of occupancy #128686 issued February 13, 1951, pursuant to resolution adopted by the Board October 11, 1949, under Cal. No. 493-49-A, as a nursing home, with 25 persons on the first floor and 19 persons on the second floor; and

WHEREAS, the applicant states that it is now proposed to erect a new one story building on the same lot meeting all the requirements of the Building Code and the Department of Hospitals for occupancy by 34 persons and that no variance is required except that it is proposed to connect the new building to the building previously considered by the Board for use on the cellar and first floor levels; and

WHEREAS, the applicant contends that at the first floor level the two buildings will be six feet apart, each with independent exterior walls except for the connection by means of the communicating passage 6 ft. in width; that ramps will extend from this passage to the front and rear through one hour fireproof self-closing doors; that the ceiling of the passage will be covered with ¾ in. portland cement mortar on wire lath and the passage will have a 4 in. concrete floor; that there will be no increase in the number of occupants in the existing nursing home as permitted by the Board; that at the cellar level there will be a minor rearrangement of the service areas and a connection to the small cellar area of the new one story building by way of a 3 ft. opening in the masonry foundation wall protected with 1½ hour automatic fireproof door; and

WHEREAS, the applicant states that the public hall in the existing building is now sprinklered in accordance with the resolution adopted by the Board October 11, 1949 requiring that within the stairhall and the attic a sprinkler system shall be installed of a type as permitted under the Multiple Dwelling Law for a converted dwelling and the building is equipped with an approved interior fire system; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated April 6, 1956, acting on N.B. 2819/55. Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the erection of an additional one story building, substantially as proposed and indicated on plans filed with this appeal, marked "Received April 18, 1956". (4 sheets), and "June 14, 1956". (1 sheet), "July 19, 1956". (2 sheets) on condition that the requirements of the resolution adopted by the Board on October 11, 1949, applying to the existing building shall be complied with and in addition the sprinkler system formerly permitted for protection to the stairhall and attic shall be reconstructed so as to cover the entire building; that the new extension shall also be fully sprinklered and the communicating corridor thereto from the existing building shall have fireproof, self-closing doors; that in the proposed building the number of beds shall not exceed 31; that the requirements of the Department of Hospitals shall be complied with in all respects; and that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

637-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mid-wood Manor Nursing Home, owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction and egress.

PREMISES AFFECTED—966-970 Ocean parkway, west side, 140 ft. north of Avenue J, Block 6518, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: H. A. Mackler and M. L. Schneiderman.

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For Administration: Samuel L. Becker, Dep't of Buildings and Joseph A. Sweeney, Dept. of Hospitals.
ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 19, 1956 on Alt. App. 994/56 reads:

"1. Proposed public use in a frame building more than one story in height and more than 600 sq. ft. in area is contrary to 4.2.1 of the Administrative Code.

"2. Egress from all floors of entire premises to comply with Sec. 273 and 292 of Administrative Code.

"Note: These premises were the subject of a conditional variance by the Board of Standards and Appeals under Cal. 637-50-A. Under its terms the variance continued only so long as no additional bldgs. were erected. The proposed use of the adjoining frame building and the connection therewith requires that the entire premises be resubmitted to the Board for all conditions not in accordance with the requirements of the Administrative Code."

and

WHEREAS, the applicant states that the premises consist of lots 59 and 61, totalling 115 ft. front by 144 ft. 9¼ in., irregular, in depth, located in a residence use, E area, class one height district, upon which there exists a 2½ story, 30 ft. high building, 35 ft. front by 56 ft. 10 in. in depth at first floor, 35 ft. front by 40 ft. in depth at typical floor, of class 3 construction, erected in 1911, and used and occupied since 1951, cellar—ordinary use; 1st floor and 2nd floor combined nursing home, 40 persons; attic—vacant; for which certificate of occupancy No. 131257 was issued December 26, 1951, against Alt. App. 3191/50, pursuant to variance granted by the Board by resolution adopted September 26, 1950 and amended April 24, 1951, and said certificate of occupancy permits the following use and occupancy: cellar—ordinary use; 1st floor—nursing home, 17 beds; 2nd floor—nursing home, 15 beds; attic—no human occupancy. This building is provided with a one-source sprinkler system in the halls connected to the domestic water supply, and in addition, there is a 2½ story, 28 ft. high, class 4, constructed building, 24 ft. 8 in. front by 55 ft. in depth, erected in 1924 and now used and occupied as a one family dwelling, proposed to be used and occupied as follows: cellar—ordinary use; 1st floor—nursing home; 2nd floor—nursing home; attic—vacant; occupancy on the 2nd and 3rd floor combined to be 30 persons; and

WHEREAS, the applicant states that the premises are now developed with four buildings designated as buildings A, B, C and D; that building A is a two story and attic, class 3 building, erected in 1911 as a two family dwelling and altered under Alt. App. 3191/50, pursuant to conditional variance granted by the Board under Cal No. 670-50-A, Vol. I, for use as a nursing home, for which certificate of occupancy 131257 was issued; that building B is a two story and attic, class 4, one family dwelling, erected under N. B. App. 1787, 1924, for which certificate of occupancy 28648 was issued; that building C is a one-story, class 3 constructed building, 20 ft. by 20 ft. in area, erected under N. B. App. 8664/24 for use as an accessory garage for which no certificate of occupancy has been issued; building D is a two story, class 3 constructed building, 23 ft. 3 in. front by 21 ft. 8 in. in depth, erected under N. B. App. 3541/12 for use as an accessory garage and chauffeur's quarters for which no certificate of occupancy has been issued; and

WHEREAS, the applicant states that it is proposed to maintain the legal use of Building A as a nursing home, to erect a new connecting extension between buildings A and B and convert building B from a one-family dwelling to a nursing home in conjunction with the existing nursing home in building A; the new connection between the two buildings

will be of fireproof construction, 2 stories in height, 22 ft. 10½ in. wide by 13 ft. deep; that there are no contemplated changes in buildings C and D and there will be no change for building A except for the connection to the new fireproof passage leading to building B; and

WHEREAS, the applicant contends as to Objection 1 issued by the Borough Superintendent that building B has a floor area of 1356 sq. ft. on each floor and the total permitted area is 600 sq. ft. and this building exceeds the allowable tabular height limit by one story; that the first floor is constructed of brick veneer and as the occupancy will not exceed that permitted the Department of Health the acceptance of this building for use not any more hazardous than a dwelling will provide much needed service to the community; and

WHEREAS, the applicant contends as to objection 2 issued by the Borough Superintendent that the second floor of building A has a 3 ft. wide wood stair to the first floor hall and thence to the street, as a second means of egress there is a 3 ft. 8 in. wide steel open outside stair leading to the yard and thence to the street, as a third means of egress there is a 2 ft. 8 in. wide wood stair leading to the first floor kitchen and thence to the rear yard and to the street; that the second floor of building B is provided with a 3 ft. wide wood stair leading to the first floor hall and thence to the street; that both buildings will be connected with a fireproof passage which will be used as a reception room, and it is proposed to install an elevator from the second floor to the cellar; that the halls of building B will be provided a sprinkler system connected to the domestic water supply, similar to the sprinkler system now provided in the halls of building A; that the first floor is now provided with three 3 ft. exits leading direct to the street and two 2 ft. 6 in. exits leading to the rear yard and thence to the street; and

WHEREAS, the applicant contends that in view of the fact that the occupancy will be non-hazardous and will not exceed the number of patients as permitted by the Department of Hospitals, it is felt that the exits are ample and it is, therefore, requested that this application be granted; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 19, 1956, acting on Alt. Appl. 994/56, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of an additional building to be connected to an existing building, substantially as proposed and indicated on plans filed with this appeal, marked "Received May 17, 1956", (8 sheets), "July 13, 1956", (4 sheets), and "July 19, 1956", (3 sheets), *on condition* that such two buildings when joined as proposed shall be deemed one building and located on one lot, superseding the numbers of the existing two lots; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and to the requirements of the Department of Hospitals; that a sprinkler system shall be maintained from cellar to attic throughout the combined building with connection to fire headquarters through an approved central station; that an interior fire alarm system shall be maintained in the combined building; that there shall be self-closing fireproof doors at the entrance to the connecting link between portions of the combined building; that the building shall not be increased in height and area; that there shall be no non-ambulatory patients permitted above the first floor.

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III —re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Selig Kaplan and Aaron I. Berk.

For Administration: Samuel L. Becker, Dep't of Buildings and Joseph A. Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 13, 1955 on Alt. App. 211/55 reads:

"1. Rearrangement of 1st fl. & increase in number of beds and room for patients & also elimination of registered nurse during specified hours & provisions for bedridden patients on 1st floor is contrary to variance granted by Bd. of St. & Appeals under 724-51-A."

and

WHEREAS, the applicant states the building is one and two stories, 14 and 27 ft. in height, 39.37 ft. front by 67.22 ft. in depth at first floor, 28.05 ft. front by 57.08 ft. in depth at second floor, on a lot 60 ft. front by 100 ft. in depth in a business use, C area, class one height district, used and occupied since June 1953—Cellar—boiler room, kitchen, recreation and staff dining room, pantry and morgue, 6 persons; 1st floor—patients' rooms and office, 16 beds, 20 persons; 2nd floor—patients' & rooms, 11 beds, 15 persons, and proposed to be used and occupied—Cellar—boiler room, kitchen, recreation and staff dining room; pantry, morgue and office, 6 persons; 1st floor—patients' rooms, 17 beds; 21 persons; 2nd floor—patients' rooms, 11 beds, 15 persons. The building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; there is one interior 3 ft. wide wood stairs enclosed in fire retarded partitions equipped with fireproof self-closing doors; stairhall does not lead to roof, but to street but is provided with a ladder and scuttle to roof; there is one exterior steel stair on the south side of the building extending to yard by stair with egress through yard to street; window and door openings on the course of the exterior stair are fireproof self-closing; and

WHEREAS, Certificate of Occupancy #135909, issued June 25, 1953 against Alt. App. 3073/51 pursuant to resolution adopted by the Board December 9, 1952, under Cal. No. 724-51-A, Vol. II, permits the following use and occupancy: Cellar—boiler room, kitchen, recreation and staff dining room, pantry and morgue, 6 persons; 1st floor—patients' rooms and office, 16 beds, 20 persons; 2nd floor—patients' rooms, 11 beds, 15 persons and contains the note, "No bedridden nor contagious disease persons to be harbored, no surgery. A registered nurse to be in attendance day and night." This certificate also contains the notation that Fire Department approval was issued May 21, 1953 for sprinkler system and interior fire alarm. Certificate of Occupancy #135909, expires March 4, 1962; and

WHEREAS, the applicant states that the present owner who entered into possession of the premises September 21, 1954 seeks to amend the certificate of occupancy to permit him to move the office to the cellar and install a bed in the present office, to permit bedridden patients to be kept on the ground floor and to allow a licensed practical nurse to be on duty during night and days off of the registered nurse; and

WHEREAS, the applicant contends that the proposed change will not only aid the owner to better utilize the premises but will also relieve a present shortage of space for convalescents; that no changes in construction and no alterations are needed to effectuate the changes requested; that the owners are facing hardship due to changes in the neighborhood resulting in the inability of the Department of Welfare to place patients in this building by reason of the restriction against bedridden patients; that when the appeal was originally granted by the Board, permission was granted to maintain 25 beds on the ground floor and this was later changed to 17 beds by resolution adopted Decem-

ber 9, 1952, and due to the requirements of the Department of Hospitals the number of beds finally permitted by the certificate of occupancy was 16 beds and an office; it is now proposed to move the office to the basement or cellar floor and utilize the present office space for one bed; that the granting of this request will not impose any burden on the existing exits or cause any overcrowding of any rooms now containing beds; that to permit the use of a licensed practical nurse for night duty and on the days off for the registered nurse will not affect the efficiency of the operation of the premises and will alleviate a real hardship due to the present shortage of registered nurses; that the inability to take in patients who may become bedridden and bedridden patients creates a real hardship due to the change in the character of the neighborhood and the downgrading in the financial status of persons applying for admission; that persons admitted to nursing homes of the medium or low-price class are generally referred by the Welfare Department which either pays the full cost of maintenance and care or contributes to this cost; that the Department of Welfare has objected to placing their patients in this building in question due to the owners' inability to keep bedridden patients; that due to the fact that there are three exits in the first floor and that the building is completely covered by an automatic sprinkler system, 17 patients can easily be removed from the premises in a matter of a few minutes since no point on the first floor is more than 35 ft. from the nearest exit; it is therefore requested that the Board permit the increase in the number of beds on the first floor from 16 to 17 to permit the removal of the office to the cellar; to eliminate the requirement for a registered nurse for night duty and to permit a licensed practical nurse at night and during the days off of the registered nurse and to allow keeping of bedridden patients on the first floor; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated April 13, 1955, acting on Alt. App. 211-55, Objection 1, be and hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the rearrangement of the first floor as proposed and indicated on plans filed with this appeal, marked "Received July 13, 1956", (3 sheets), *on condition* that the number of beds shall not exceed 16 on the first floor and 11 beds on the 2nd floor, making a total of 27 beds; that the requirements of the Hospital Code and regulations shall be complied with, particularly as to Regulations Nos. 1 and 10; that the building shall not be increased in height or area and in all other respects comply with all laws, rules and regulations applicable to the building and occupancy; that other than as herein permitted, the resolutions adopted by the Board on March 4, 1952, through December 9, 1952, shall be complied with where not inconsistent with this resolution; and that the sprinkler system, interior fire alarm system and fire drills shall be maintained.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Milton Ritter.

For owner: James H. Cook.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 19, 1953, acting on Alt. Applic. 1000/53, reads:

MINUTES

"1. Public building not be permitted in Class 3 bldgs. exceeding two stories in height, 4.2.1 B.C. (table)."

and

WHEREAS, the applicant states that the building is 3 stories, 27 ft. in height; of class 3 construction; 20 ft. by 38 ft. in area; erected 1953; located on a lot 20 ft. front by 100 ft. in depth; in a residence use, D area, Class 1 height district, and used and occupied since 1952—1st floor, boiler room and 2 rooms for tutoring, 16 persons; 2nd and 3rd floor combined, dwelling, one family, and now proposed to be used and occupied: 1st floor, boiler room and 2 rooms for tutoring, 20 persons; 2nd and 3rd floor combined, dwelling, one family; that the building is provided with one 3 ft. wide interior wood stairs, enclosed in partitions of wood studs, wood lath and plaster, equipped with wood doors which are not self-closing; that stair hall does not lead direct to street, and is provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #Q84750 issued October 23, 1952, upon completion of work under Alt. Applic. 2702/50 describes the building as non-fireproof construction classification, 3 stories, 27 ft. in height; located in a residence use district, and classified as to occupancy as a residence building and permits the following use and occupancy; 1st floor on ground, boiler room and two rooms for tutoring, number of occupants not stated; 2nd and 3rd floors, dwelling, 40 lbs. live load, 1 family; and

WHEREAS, Violation No. 1101/53 was issued March 19, 1953, by the Borough Superintendent, for violation of Sec. C26-185.0 of the Administrative Code, for "conducting a school for children (about 15) on first floor with desks, and arranged as a school is Contrary to Certificate of Occupancy Q-84750"; and

WHEREAS, the owner was prosecuted in Municipal Term, Magistrates Court, July 7, 1953, on a charge of violation of Section 643a-9.0 of the Administrative Code, and the complaint was marked "withdrawn-dismissed without prejudice"; and

WHEREAS, the applicant states that the building is one of a row of attached building, indistinguishable in frontal appearance from similar dwellings on both sides of Francis Lewis boulevard, except for a small sign similar to a doctor's professional type sign permitted in a residence use district, reading "Christopher Robin Elementary School"; that the owner and his wife are professional teachers, who prior to 1952 occupied the premises as a private dwelling and occasionally engaged in the practice of their profession by tutoring a few children in the living room on the ground floor; that the rear room was formerly their private garage; that their work gained recognition and to expand their facilities they filed Alteration Application 2702/50 to convert the ground floor to its present use as two classrooms for tutoring as was indicated on the approval plan; that relying upon the validity of the approval of the application, and acting in good faith, the owners let contracts to perform the necessary alteration work which was completed September 12, 1952, and Certificate of Occupancy #Q-84750 was issued; that however this certificate does not specify the number of students; that the owner does not contemplate having more than 20 students on the ground floor at any one time; that under normal conditions there are only 12 students in the building during instruction period and it is only during mid-day recess that there may be 20 students present for a brief interval; that the application of Section C26-254.0 of the Administrative Code to this building would require it to be class 1 construction as a public building for use as a school and would impose an undue hardship causing abandonment and considerable financial loss; that the space on the ground floor used for tutoring has two remote means of egress; that it is proposed to conduct regular fire drills at least once each month and to maintain a 2½ gallon fire extinguisher on the ground floor; and

WHEREAS, the premises was inspected on several occasions by a committee of the Board and the committee noted that unquestionably the school teaches academic subjects and the committee found approximately 25 children

being so taught, all limited to the first floor and to the wire enclosed play area in the rear yard; the committee realizes the necessity of the enclosure in order to keep the students from trespassing on the yards of the other owners, as there appears to be a right of way which is common to all owners and which cannot be blocked off with a fence, that the Board found that a school for teaching academic subjects is permitted in a residence use district.

Resolved, that the decision of the borough superintendent, dated Alt. App. 1000/53, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* as to Objection No. 1, that the building shall not be increased in height or area; that the school use shall not be above the first floor; that no children shall be permitted above the first floor; that the second or upper floor shall be used only as a residence by the persons in charge of the school; that the number of children being taught shall not exceed 25; that there shall be no signs erected on the premises except that there may be a sign as now exists advertising the name of the school; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained to supersede Certificate of Occupancy Q84750 revoked this day under Cal. No. 659-53-A within three months from the date of this resolution; all as shown on plans filed with this appeal marked "Received June 18, 1953", (2 sheets).

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Owner: James H. Cook and Milton Ritter.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted revoking Certificate of Occupancy #84750.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant states that this application is filed to revoke Certificate of Occupancy #Q84750, dated October 23, 1952, based on approved Alt. Applic. 2702 of 1952, for the reason that through inadvertence no limitation was set forth thereon with respect to the number of persons to be accommodated on the 1st story in conjunction with the use of two rooms for tutoring; and

WHEREAS, the Borough Superintendent contends that in the application for Alt. Permit 2702 of 1952, and in the subsequent application for certificate of occupancy Q84750, representations were made that the number of persons to be accommodated on the 1st story in conjunction with tutoring would be a total of four persons; and

WHEREAS, the applicant states that recent inspection of the 1st story of the premises disclosed a school occupancy with 15 children accommodated at desk; that the operator of the school claims there is no limitation in the certificate of occupancy as to the number of persons to be accommodated and therefore the department is bound by the certificate of occupancy; that the owner of the premises realizes the use of the 1st story may be illegal and accord-

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ingly has filed Alt. Applic. 1000 of 1953 accurately describing the proposed occupancy to be a total of 20 persons in conjunction with tutoring in a private school; that this alteration application has been disapproved on May 19, 1953 for the reason that a public building is not permitted in a Class 3 building exceeding two stories in height under Section C-26.254.0 of the Administrative Code; and appeal has been taken to the Board from this disapproval under Cal. 541-53-A; and

WHEREAS, the applicant requests that in order that the situation presented be clarified it is requested that this application to revoke certificate of occupancy 84750 should be heard by the Board at the same time as the application for variance under Cal. 541-53-A, filed by the owner; and

WHEREAS, Violation No. 1101-1953 was issued by the Borough Superintendent March 19, 1953, citing a violation of Section C26-185.0 of the Administrative Code in that the owner was conducting a school for children (about 15) on the 1st story with desks, and arranged as a school contrary to certificate of occupancy Q84750.

Resolved, that the Board of Standards and Appeals does hereby *revoke* Certificate of Occupancy No. Q84750.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2 3/4 in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 3, 1955 on BN App. 2880/54 reads:

"1. Provide two lawful means of egress from cellar as per Sec. 271 of Labor Law."

and

WHEREAS, the applicant states the building is five stories 67 ft. in height, 38 ft. 1 in. by 98 ft. 6 in. in area, at first floor, 38 ft. 1 in. front by 90 ft. in depth at typical floor, of class 3 construction, erected prior to 1888, on a lot 38 ft. 1 in. front by 107 ft. 6 in. in depth, now in an unrestricted use, B area, class 2 height district, and used and occupied since 1935 as follows: Cellar—newspaper printing, 7 persons; 1st floor—stenotyping, 2 persons; 2nd floor—mailing newspapers, 12 persons; 3rd floor—composing room, 6 persons; 4th floor—sales room (for textiles), 5 persons; 5th floor—composing room, 12 persons; no change in use or occupancy is now proposed; the building is equipped with a dry sprinkler system in the cellar; there is an approved interior fire alarm system and regular monthly fire drills are maintained; there is one 4 ft. 6 in. wide interior wood stairs enclosed in fireproof partitions at the cellar and with fire retarded partitions above; doors to stairs are fireproof, self-closing; stairhall leads direct to roof bulkhead, in addition there is one fire escape extending to roof by stair and to street by stair; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states no no certificate of occupancy has been issued for this building; and

WHEREAS, Violation No. 4888 of 1954 was issued by the Borough Superintendent August 17, 1954 for failure to maintain proper exits as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states that the building has been in use as a factory building since prior to 1915; that the cellar and first floor will be occupied by one tenant engaged in the printing of newspapers with presses located in the cellar, with an occupancy of 7 persons, and for stenotyping work on the first floor with an occupancy of two employees; that cellar exits consist of a 4 ft. 6 in. wide wood stairway located at the east side near the front of the building which leads to the first story enclosed at the cellar with fireproof partitions and with fire retarded partitions at the first story provided with fireproof self-closing doors at top and bottom of the stairway; that persons using this stairway have only a short distance to travel at the first story to reach the street by a 3 ft. wide fireproof self-closing door opening to the fire retarded entrance hall direct to the street; that in addition there are a pair of exit doors at the first story opening directly to the street; that at the front of the cellar there is a fireproof boiler room with fireproof self-closing door opening to the cellar proper; that in the boiler room there is a wrought iron stationary engineer's ladder leading to a 2 ft. by 3 ft. steel hinged trap door in the sidewalk which it is proposed to equip with an easy opening device consisting of a torsion spring actuated slipbolt arranged with pull chain to within 4 ft. of the cellar floor, no locking device to be provided on either side of this sidewalk door, heating coil will be provided at the sides of the door opening to prevent any freezing of the door; that at the rear of the cellar there are four double hung windows opening to the rear yard which is 9 ft. in depth and extends across the entire width of the building with egress from this yard by 22 in. wide 45° wrought iron ladder extending to a party wall fire escape balcony with windows opening into the adjoining building to the east at No. 49 Walker street; that this balcony is located at the first story; that the cellar ceiling is covered with pressed metal and the entire cellar is equipped with a dry non-automatic sprinkler system connected to a Fire Department siamese at the sidewalk at the front of the building and there is an approved interior fire alarm system throughout the building and regular monthly fire drills are maintained; and

WHEREAS, the applicant contends that the occupancy is very light and is of a non-hazardous nature and it is therefore requested that the Board grant a variation of the provisions of the Labor Law so as to accept the existing cellar exits; and

WHEREAS, on August 16, 1917 the Board granted a variation of the requirements of Section 79(b) 1 of the Labor Law so as to permit the omission of the extension of the stairs to the roof on condition that a gooseneck ladder be erected on the front fire escape from the top story balcony to the roof; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on B.N. 2880/54, Objection No. One and that the appeal be and it hereby is *granted, on condition* that the means of exit from the cellar shall be as shown on revised plans marked "Received July 18, 1956" (2 sheets), and plans previously filed marked "Received January 6, 1955" (3 sheets); that the window at the rear of the first floor shall be hinged so as to permit exit to the rear yard and the exterior fire escape from which access is available to the roof and by means of a balcony to the adjoining premises; that the engineer's ladder in the cellar shall be maintained with an easy opening device as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the dry sprinkler system shall be maintained in the cellar; that the interior fire alarm system and monthly fire drills shall be maintained; that the building shall not be increased in height or area; and that the rear fire escape shall be maintained in accordance with the requirements therefor.

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179-55-A

APPLICANT—Sidney Daub, for Harriet Fybush, owner.
SUBJECT—Application February 28, 1955—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—93 Crosby street, east side, 195 ft. south of Prince street, Block 496, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 25, 1955, on B.N. App. 3436/55 reads:

"1. Provide 2 means of egress from cellar. Sec. 271 L.L.

"2. Provide 2 means of egress from all floors (fire escape unacceptable from 6 story bldg.) Sec. 271 L.L."

and

WHEREAS, the applicant states the building is six stories, 67 ft. in height, 25 ft. 10 in. front by 69 ft. in depth, at first floor, 25 ft. 10 in. front by 64 ft. in depth at typical floor, of class 3 construction erected prior to 1917, located in an unrestricted use, B area, class 1½ height district and used and occupied since erection as follows: cellar—storage of auto accessories and boiler room, one persons; 1st floor—motor vehicle repair shop, 4 persons; 2nd floor—manufacturing metal boxes, 2 persons; 3rd floor—manufacturing cloth buffers, 2 persons; 4th floor—manufacturing hair brushes, 5 persons; 5th floor—manufacturing jewelry, 5 persons; 6th floor—vacant; no change in use or occupancy is proposed except that the sixth floor will be used for manufacturing, with an occupancy of 5 persons; the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; there is one 2 ft. 8 in. wide interior wood stairs enclosed in partitions of wood studs, covered both sides with metal lath and cement mortar, equipped with fireproof self-closing doors, and extending to roof bulkhead and one fire escape on the rear extending to roof by stair and to yard by stair, with egress from the rear to a gasoline station fronting on Lafayette Street. Window and door openings on the course of the fire escape are fireproof; and

WHEREAS, Violation 379/54 was issued for failing to provide egress from the premises as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states that the fire escapes in question are at the rear of the building and have 4 ft. wide balconies with 60°, 22 in. wide connecting stairways from 2nd floor to roof and a 45° stationary stair from 2nd floor to the adjacent gasoline service station premises fronting on Lafayette street; that the gasoline station fronting on Lafayette street is in the same tenancy as the first story of the building in question; that the owner of the gasoline service station has given consent under date of April 2, 1936, to use the station as a means of egress from the termination of the rear fire escape of the building in question; that the fire escape balconies and stairways have 4 ft. 6 in. high railings on the outside and 3 ft. railings on the inside of the stairs and well openings; that openings on the course of the fire escapes are fireproof, wire-glass automatic closing; and

WHEREAS, the applicant contends that in addition to the fire escapes the building has a 2 ft. wide wood stairway from the first story to roof enclosed in wood studs covered both sides with metal lath and cement plaster, equipped with fireproof self-closing doors at the openings and a fire retarded hallway at the first floor leading directly to the street; that the first story is used as a motor vehicle repair shop by the same tenant using the gasoline service station at the rear; that this tenant also uses the cellar

of the building in question for the storage of automobile accessories; that no manufacturing will be conducted in the cellar; that the ceiling of the first story is fire retarded with metal lath and cement plaster and the floor is finished with cinder deafening and cement finish; that the front portion of the cellar is the boiler room; that cellar exits consist of a 3 ft. wide stairway enclosed at the cellar with fireproof block equipped with fireproof self-closing door at the cellar level; that this stairway extends to the first story office of the motor vehicle repair shop which has a door opening into the service station; that there is also a fireproof door opening in the front portion of the cellar from which there exists a stationary iron engineer's ladder and a 2 ft. by 3 ft. steel hatchway trapdoor in the sidewalk, which the owner will equip with an easy opening device consisting of a spring actuated slip bolt arranged with a pull chain to within 4 ft. of the cellar floor and no locking device will be provided on the sidewalk door; that heating coils will be provided at the sides of the opening to prevent freezing of the door, and the owner will erect 8 in. cinder block enclosure at the cellar to provide unobstructed egress to the ladder; that the building is equipped with an interior fire alarm system and monthly fire drills are maintained; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on B.N. App. 3436/55, Objection Nos. 1 and 2, and that the appeal be and it hereby is granted, on condition that the cellar shall be used for storage only; that the exits shall be maintained as shown on plans filed with this appeal marked "February 28, 1955" (6 sheets), and as to Objection No. 2, to permit the existing means of exit consisting of enclosed stair leading direct to Crosby street and fire escape on the rear leading to the existing gasoline station at the rear from which unimpeded access can be had to Lafayette Street; that the enclosed stair shall be put in a proper state of repair; that the occupancy of each upper floor shall not exceed five; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

619-55-A

APPLICANT—Raymond Irrera, for Long Island City Savings and Loan Association, owner.

SUBJECT—Application July 22, 1955—Appeal from a decision of the borough superintendent—re connecting frame building to brick building.

PREMISES AFFECTED—37-08 to 37-10 Broadway, south side, 50 ft. east of 37th street, Block 655, Lots 36 and 37, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1955, on Alt. Applications 976 and 977/55 reads:

"1. The connecting of a frame building to a brick building on the 1st floor and cellar is contrary to Sec. 4.2.3 of the Building Code."

and

WHEREAS, the applicant states the buildings are 3 stories, 38 ft. and 40 ft. in height, 53 ft. 8½ in. front by 100 and 55 ft. in depth on 1st floor; 53 ft. 8½ in. front by 60 and 55 ft. in depth at typical floor, of class 3 and 4 construction.

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erected in 1898 and 1905 in a business use, B area, class 1½ height districts; used and occupied since 1929 as follows: Frame building—cellar—storage, boiler room, toilets and rest room, 5 persons; 1st floor—bank, 50 persons; 2nd floor—vacant; 3d floor—dwelling, 2 families. No change in use or occupancy is proposed for this building. Brick building used as follows: cellar—storage, 0 persons; 1st floor—vacant store; 2nd floor—dwelling, 1 family; 3d floor—dwelling, 1 family; proposed to be used: cellar—storage and record room, 5 persons; 1st floor—bank, 20 persons; 2nd and 3d floors—same as at present. The building is provided with one 3 ft. wide wood stairs, enclosed in partitions of wood lath and plaster, equipped with wood, self-closing doors; stairhall leads direct to street and to roof bulkhead. In addition there is a fire escape at rear extending to roof and yard by ladder with egress to street through 1st story; and

WHEREAS, the applicant states that the building at 3708 on lot 36, is a 3-story brick building erected under N.B. 1587/1905 with a frontage of 25 ft. 5¾ in. and a depth of 100 ft. and used on 1st floor as a store with 3-room apartment at rear and one apartment on the 2nd and one on the 3rd floor; that the building known as 3710 Broadway, located on lot 37 is a 3-story frame building, erected prior to 1898 and used as a store on 1st floor with an apartment on the rear and two apartments on the 2nd and two on the 3rd story; this building has a frontage of 28 ft. 3½ in. and a depth of 100 feet; and

WHEREAS, the applicant states that under Alt. App. 507/47 the 1st story of the frame building was converted to banking facilities and a class 3 one-story extension erected at rear covering the balance of the lot; the upper floors remained unchanged with exception of relocation of stair from 1st to 2nd floors; that the work was completed in 1949; that since this was an old-law tenement, no certificate of occupancy was issued but a letter of completion was issued August 24, 1949; and

WHEREAS, the applicant states that since the frame multiple dwelling cannot be extended, an application was filed under Alt. 2416/54 to remove the building from the multiple dwelling class by the removal of plumbing fixtures in kitchens and bathrooms of the two apartments on the 2nd floor which were then vacant, the 2nd floor to remain vacant until some future date when the bank will alter the 2nd floor for its own use as offices for its mortgage department; that work was completed under this alteration application and a letter of completion dated February 21, 1955, issued by the Department of Buildings; that in similar manner, the store and apartment on the 1st floor of the brick building became vacant and an Alt. Applic. 2649/54 was filed for removal of plumbing fixtures in the kitchen and bathroom on 1st floor rear apartment, thereby removing this building from the multiple dwelling classification; that this work was completed and a letter of completion issued February 21, 1955; and

WHEREAS, the applicant states it is now proposed to connect both buildings on the 1st floor by removing existing walls and extending the banking facilities now in the frame building to the brick building, as indicated on plans filed herewith and to connect the cellars of both buildings by cutting a new opening into foundation walls toward the front portion of the cellar; and

WHEREAS, the applicant states that the existing store front and front wall of the 1st story will be completely removed and new brick and limestone erected; the front wall of 1st stories of both buildings will have new aluminum windows replacing those of wood and the entire exterior surface of these walls will be finished in white cement stucco imitating stone work and affecting the appearance of one building; that the interior of upper floors of both buildings will remain unchanged; that the present flat wall neon sign now located on the frame building will be relocated in the center of both buildings and the existing vertical sign now on brick building will be relocated on the center pier of both buildings; and

WHEREAS, the applicant contends as to Objection 1 that inasmuch as both 1st floors will be used as open space for banking, the removal of the fire walls between buildings will in no way create a condition as hazardous as if both stores were separately occupied with an occupancy more hazardous than that of banking; that the connection of both cellars will in no way cause any hazardous condition, since there will be very few occupants in the cellar at any one time; that the cellar occupancy will consist mostly of storage of equipment and records kept in metal containers and files, which storage is less hazardous than the usual type of storage found in this type of building; that the ceiling on the 1st floor of the frame building is surfaced with plasterboards under the acoustical tile and the same treatment is to be applied to the brick building; that the cellar ceiling of frame building is fire-retarded with rock lath and cement plaster and the cellar ceiling of the brick building will be similarly protected; that the individual apartment entrances for each building will be maintained in their present locations with no connection to the business portion of the first floor within the enclosures; that each stairway is enclosed in fire-retarded partitions at the 1st floor; that the frame building with its rear extension has a total area of 2900 sq. ft. of which 1120 sq. ft. is class 3 construction and the brick building has an area of 1400 sq. ft.; that the total area of combined buildings will be 4300 sq. ft. at the 1st floor, of which only 1780 sq. ft. will be of frame construction; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 30, 1955, acting on Alt. Apps. 976 and 977/55, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the extension of the bank use into the adjoining building, substantially as proposed and indicated on plans filed with this appeal, marked "Received July 22, 1955" (16 sheets), *on condition* that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that this variance shall continue only so long as the first floor and cellar are occupied by the Long Island City Savings and Loan Association.

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner.

SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent—re use of frame structure for school use.

PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Solfred Maizus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 25, 1955 on Alt. App. 390/55 reads:

"1. Three story frame structure for school use is contrary to Art. 4.2.1 B. C.

"2. Eight inch masonry wall for three story structure to be used for school is contrary to 8.4.2.5 & 8.4.3.2.1 B. C.

"3. Comply with exit requirement under Article 7 of Building Code for width of stair, enclosure of stair, swing of door, hallways, direct access to street and roof and number of legal exits."

and

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WHEREAS, the applicant states the building is 2½ stories, 34 ft. 5 in. in height, 37 ft. by 62 ft. 6 in. in area, of part class 3 and part class 4 construction, erected 1915 on a lot 100 ft. by 100 ft. in area in a residence use, G-1 area district, used and occupied as follows: Cellar—ordinary use, 1st floor—kitchen and 3 class rooms; 2nd floor—5 class rooms; attic—living room and 2 bedrooms, 4 persons; and proposed to be used and occupied as follows: cellar—ordinary use; 1st floor—kitchen and 3 class rooms; 54 persons—2nd floor—5 class rooms, 52 persons; attic—living room and 2 bedrooms, 4 persons; the building is proposed to be provided with a one-source sprinkler system throughout and an approved interior fire alarm system and regular monthly fire drills are maintained; there are two interior stairs enclosed in partitions of wood studs lath and plaster, equipped with hardwood doors which it is proposed to make self-closing; and

WHEREAS, the applicant states that the owner conducts a parochial school on the premises having a curriculum approved by the Board of Education; and

WHEREAS, the applicant contends as to Objection One issued by the borough superintendent that the use is being distributed in such a manner as to provide the maximum safety under the circumstances; that it is proposed to confine the classrooms to the first and second floors only, which is the masonry portion of the building; that the actual change of use in the attic is merely for teachers' sleeping quarters; that a fire protective envelope will be created between the masonry and the frame portions of the building by sprinkler the entire second floor ceiling; that except for the attic dormer walls which are of frame construction, the building could be classified as of class 3 construction; and

WHEREAS, the applicant contends as to Objection 2 issued by the borough superintendent, that the proposed occupancy will not impose any increase in liveloads on the existing walls; that the walls of the building were originally designed to safely sustain liveloads of 60 lbs. per sq. ft.; that this liveload will not be exceeded because of the school occupancy; that these liveloads are in conformity with the requirements of the Building Code; that the exterior foundation walls are 16 in. solid concrete, the exterior first and second floor walls are of structural clay tile masonry laid up in cement lime mortar and covered with 2 in. of cement stucco; and

WHEREAS, the applicant contends as to Objection 3, that the building is equipped with two interior stairs, both of which have access to the street, that both of these stairs will be sprinklered and their soffets and the halls and connecting corridors and all rooms and corridors throughout the entire building with an approved wet pipe automatic sprinkler system meeting the requirements of Section 187 of the Multiple Dwelling Law; it is also proposed to install a 3 ft. wide exterior steel open stair from the attic to the yard as an additional egress from the second floor classrooms and an outside fire escape as a second means of egress from the attic; that to facilitate rapid egress connecting doors will be provided between all classrooms to obviate the danger of any individual classroom becoming isolated from its means of egress; that all doors opening upon the interior stairways are hardwood and will be made self-closing, and hinged to swing in the direction of egress where necessary and provided with exit signs and lights; that fire drills will be instituted and carried on as part of the regular school curriculum; that the entire cellar ceiling will be fire retarded with one-hour construction, and the interior cellar stairs will be fireproof enclosed; that the occupancy of each classroom will be light and the building will have adequate supervision at all times; and

WHEREAS, the applicant further contends that in view of the hardship on the owners, if required to seek other quarters, and the hardship which would result in upsetting the routing of the children in the school, it is requested that the Board grant a variance so as to permit the use of and occupancy of the building as indicated on plans filed with this appeal; and

WHEREAS, the premises was inspected by a committee of the Board and the committee found that the building is substantially of Class 3 construction, except for the attic story and that it is more or less isolated and has reasonably good exits, having four means of such exits on the first floor, and the committee recommended that the appeal be granted for a term of years under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 25, 1955, acting on Alt. App. 390/55, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of five years, to permit the use and occupancy of the existing building for school use, substantially as proposed and indicated on plans filed with this appeal, marked "Received November 9, 1955" (16 sheets), and "June 1, 1956 (5 sheets), on condition that the building shall not be increased in height or area; that a one-source sprinkler system shall be installed throughout the building; that there shall be installed an approved fire alarm system and monthly fire drills shall be maintained; that the two interior stairs shall be enclosed in partitions as proposed with hardwood doors which shall be made self-closing; that the liveload of 60 lbs. per superficial foot shall be maintained; that this variance shall continue only so long as the building is occupied as a private school as proposed and maintained in compliance with the requirements of this resolution and all other laws, rules and regulations applicable thereto.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 28, 1955 on Alt. App. 3890/55 reads:

"1. Provide two remote means of egress from cellar & first floors to comply with Sec. 270 of the Labor Law." and

WHEREAS, the applicant states the building is two stories, 22 ft. in height, 20 ft. by 67 ft. 4 in. in area, of class 3 construction, erected 1927, on a lot 20 ft. front by 100 ft. in depth, now in a business use, C area, class one height district, and used and occupied since 1945 as follows: cellar—cutting room, one person; 1st floor—factory (sewing) 15 persons; 2nd floor—dwelling, two families; no change in use or occupancy is now proposed; that the building is provided with one 2 ft. 9 in. wide interior wood stairs enclosed in partitions of studs, wood lath and plaster at the first floor, stair doors are wood and are not self-closing; stairhall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, Violation No. 3758/54 was issued for occupying the first story as a factory without a certificate of occupancy therefor; and

WHEREAS, Certificate of Occupancy No. 49842, issued March 23, 1928, against N.B. Permit No. 13024/27 for six buildings at 7010 to 7022 20th avenue permits the following use and occupancy of each building—cellar: ordinary; 1st floor—store, 120 lb. liveload, number of occupants not stated; 2nd floor—two families, 40 lb. liveload; and

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WHEREAS, the applicant states that in 1945 the first floor was converted to a factory under plans filed and approved by the Borough Superintendent under Alt. App. 320/45; that these plans were approved with one exit from the first floor leading directly to the street, that since the Labor Law requirements did not apply to the cellar or first floor prior to 1948; and

WHEREAS, the applicant states that it is now proposed to maintain the same occupancy on the first floor as was approved ten years ago, namely the manufacture of childrens clothing; that the building is under the same ownership as it was in 1945 and the owner operates the clothing business; that the cellar is used for storage and contains a large cutting table about 36 ft. long; that there is ordinarily no human occupancy in the cellar, that the cutting table is used at most once or twice a week for short periods of time; that the cellar exits consist of a 2 ft. 8 in. wide interior stairs enclosed in masonry equipped with fireproof self-closing doors at the cellar level; that this stairs leads to the factory on the first floor; that in addition there are two outside concrete stairs, one leading to the street and one to the rear yard; that the cellar ceiling is fire retarded; that exits from the first floor consist of a 3 ft. door leading to the street and other door leading to the rear yard; that the rear yard is 32 ft. 8 in. in depth; that it is proposed to provide a gate in the center between the rear yard and the rear yard of the adjoining building at No. 7020 20th Avenue, consent for which has been obtained from the owner of the adjoining building; and

WHEREAS, the applicant contends that in view of the fact that the building is only 1300 sq. ft. in area and the number of occupants is low and the type of manufacturing is not hazardous and since the occupancy of the first floor was originally approved with only one exit, it is requested that this appeal be granted and that the exits as proposed by accepted; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates' Court March 7, 1955 on a charge of violation of the Administrative Code; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 3890/55, Objection No. One and that the appeal be and it hereby is *granted, on condition* that the stair leading from the cellar to the first floor shall be as proposed enclosed in fireproof material with fireproof self-closing doors and to permit the exits as proposed for the first floor *on condition* that the second means of exit shall be maintained by means of a door as shown in the rear wall opening outwardly and with an opening in the fence to permit access to the adjoining open yard; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the building shall not be increased in height or area.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 9, 1956 on amendment to Alt. App. 1649/55 reads:

"1. Use of 2nd floor for offices in a bldg. of 4 stories, basement & cellar is contrary to 4.2.1 B.C.

"2. Live load for office must be 50 lbs.

"3. Means of egress must comply with C26-292.0 A.C."

and

WHEREAS, the applicant states the building is 4 stories and basement 54.9 ft. in height, 22 ft. front by 83 ft. in depth of class 3 construction erected 1882 on a lot 25 ft. front by 100.5 ft. in depth in a restricted retail, B area class 1½ height district and used and occupied since 1935: cellar—boiler room; basement to 4th floors, inclusive, 2 apartments each floor for which Certificate of Occupancy #21120 was issued March 24, 1936 against Alt. App. 2584/35 classifying the building as a residence building (class A Multiple dwelling). The building is provided one 3 ft. wide interior wood stairs enclosed in partitions of wood and fire retarded construction equipped with fireproof self-closing doors, and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the building was erected in 1882 as a non-fireproof class 3 dwelling and is now used as an heretofore converted dwelling with two apartments on each floor; that Alt. 1649/55 was filed to change the use of the basement and second floor from apartments to offices; that the Multiple Dwelling Examiner has approved the plans but the objections which are the subject of this appeal had been issued by the construction examiner; that the chief engineer and superintendent of buildings ruled that when the top floor is to remain vacant the proposed use would be legal and that the basement and first story can be occupied for business; and

WHEREAS, the applicant contends that to have offices instead of apartments with two kitchens is less of a fire hazard because all of the kitchen fixtures will be removed; that the stairhall facing the office enclosure and the ceiling will be fire retarded and the entrance doors to the office will be fireproof, self-closing one-hour test; that all office ceilings will also be fire retarded; that stairhalls are sprinklered in accordance with the Multiple Dwelling Law; and

WHEREAS, the applicant therefore requests that the Board permit the use of the basement and second floor as offices; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the Borough Superintendent under date of May 28, 1956 found that the fire retarding of the entire second story ceiling and the public hall partition on the office side adjoining the public hall at the second story as shown on plans is in conformity with Sec. 61 of the Multiple Dwelling Law; and

WHEREAS, the statement is that the use as proposed is approved by the Multiple Dwelling Law examiner but disapproved by the construction examiner.

Resolved, that the decision of the Borough Superintendent, dated January 9, 1956, acting on Amd. to Alt. App. 1649/55, objections one, two and three be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use of the portion of the second floor and a portion of the basement for business use as offices as proposed and as indicated on plans filed with this appeal marked "Received June 11, 1956", (4 sheets), *on condition* that the building shall not be further increased for business use; that the liveload on such floors as are proposed to be used for business as above provided shall not be less than 40 lbs. per superficial foot; that the means of egress shall comply with the means of egress as indicated on such plans; that

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such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

375-56-A

APPLICANT—William R. Shirley, for First Unitarian Church of Flushing, owner.

SUBJECT—Application May 21, 1956—Appeal from a decision of the borough superintendent, re frame building—public use.

PREMISES AFFECTED—147-06 Ash avenue, south side, 100 ft. east of 149th street, Block 5378, Lot 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: W. R. Shirley.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 24, 1956, on Alt. Applic. 658/56 reads:

"1. Proposed use of frame building as a public building, Sec. 3.1.1 B.C. by placing classrooms on 1st floor and in basement is contrary to Sec. 4.2.1 B.C."

and

WHEREAS, the applicant states the building is two stories, basement and attic, 25 ft. in height, 25 ft. front by 44 ft. 9 in. in depth, of class 4 construction, erected prior to 1900, on a lot 50 ft. front by 125 ft. in depth in a residence use, E-1 area, class 1 height district; used and occupied since erection as a 1-family dwelling; proposed to be used and occupied as follows: basement—1 classroom, boiler room, 20 persons; 1st floor—2 classrooms, kitchen, 25 persons; 2nd floor and attic combined, 1 family dwelling. Entire building to be used as a church chapter house. The building is provided with two 3 ft. wide wood and steel stairs, enclosed in partitions of wood stud, lath and plaster and in part with concrete block; stairdoors are wood, not self-closing; stairhall leads direct to street; and

WHEREAS, the applicant states the building in question located adjacent to the church has been purchased to provide additional space for the Sunday school and as a residence for the minister; that the additional space for the Sunday school is required due to increased enrollment; and

WHEREAS, the applicant states it is proposed to construct a boiler room enclosure consisting of 8 in. cinder block walls equipped with a ¾ hour self-closing door and erect a new steel stairs leading to the first floor, enclosed in cinder blocks, equipped with 1-hour fireproof, self-closing door at the basement level; that a new enclosure will be provided for the toilet compartment in basement; that the existing washtub and heater in the classroom will be removed and a new doorway provided leading directly to the exterior from the basement classroom; the basement classroom will be provided with asphalt tile and the entire cellar ceiling constructed of 1 in. vermiculite plaster and metal lath; that on the 1st floor the door leading to classrooms from stairhall will be one-hour fireproof, self-closing; a new toilet compartment will be provided on the first floor and new partition work on 1st floor will consist of stud partition and plaster on both sides; that existing partitions and ceilings are metal lath and plaster; that the fireplace off the classroom at front of building will have its flue blocked up with incombustible material; that there will be no change on the 2nd and 3rd floors; and

WHEREAS, the premises were inspected by a committee of the Board, which found the building now occupied by the Minister of the church; that the proposal is to enlarge the

use, so that it can be used for Sunday school work in addition; the committee found the building in poor state of repair and definitely a fire menace and recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 658/56, Objection 1, be and it hereby is affirmed and that the appeal be and it hereby is denied.

448-56-A

APPLICANT—Julius Eckmann, for Eldicon Corporation, owner.

SUBJECT—Application June 18, 1956—Appeal from a decision of the borough superintendent—re egress, etc.

PREMISES AFFECTED—9-15 Murray street, north side, 155 ft. 5¾ in. west of Broadway, Block 134, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Julius Eckmann.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1956, on Alt. App. 832/56, reads:

"1. Second means of egress from subcellar fails to comply with Sec. 271 Labor Law.

"2. Second means of egress for each tenant on 4th, 5th, 8th, 9th, 11th and 12th floors fails to comply with Sec. 272, Labor Law."

and

WHEREAS, the applicant states the building is 12 stories, 162 ft. in height, 100/23¼ ft. front by 95 ft. in depth, of fireproof construction, erected in 1897, in a retail use, B area, class 2½ height district; used and occupied since erection as follows: subcellar—storage, 2 persons; cellar—kitchen and stockroom, 20 persons; 1st floor—restaurant and store, occupancy not stated; 2nd floor—manufacturing typewriters, 40 persons; 3d and 4th floors—printing, 40 persons per floor; 5th floor—printing and manufacturing leather belts, 40 persons; 6th-12th floors, inclusive, printing, 40 persons per floor. No change in use or occupancy is now proposed. The building is provided with approved standpipe and two-source sprinkler systems throughout; and an approved interior fire alarm system and regular monthly fire drills are not maintained; there are two interior 3 ft. wide cast iron stairs, brick enclosed, equipped with fireproof, self-closing doors, which lead from roof bulkhead direct to street, and one 60° fire escape at front of building, extending to roof by ladder and to street by counterbalanced 45° stairs. Window and doors on the course of the fire escape are fireproof, self-closing; and

WHEREAS, Violation #1836 issued March 20, 1956, by the Borough Superintendent was for violation of Section 271 of the Labor Law in that egress from cellar and subcellar and the second means of egress thru adjacent tenant areas on the 4th, 5th, 8th, 9th, 11th and 12th floors did not comply with Section 271 of the Labor Law; and

WHEREAS, the applicant states the west stairway extends from subcellar to roof bulkhead; the east stairway extends from the first floor to roof bulkhead; that on the front is a 60 degree fire escape with vertical ladder to roof and counterbalanced stair to the street; that the 2nd, 3rd, 6th, 7th and 10th floors are occupied by a single tenant and are not in question; that however, the 4th, 5th, 8th, 9th, 11th and 12th floors are each occupied by two tenants for manufacturing, with north and south fireproof partitions separating the two tenants on each floor; each tenant has one stair and access to the second stair is through the other tenant's space by means of a fireproof double-acting door with exit

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light and sign on both sides and with no lock or bolt or any other fastening device on such doors; that these doors are maintained open at all times by the owner and under the terms of the leases this reciprocal open exit condition is required; therefore each tenant has constant and unobstructed access to the two stairs; and

WHEREAS, the applicant contends that the fire escape on the front while not a legal exit does provide for each of these floors a type of party balcony with reciprocal access to the other loft and thus to the other stairs; that it is not possible or practicable to effect any changes in tenancies due to the present rent laws; that these tenant divisions have existed for many years; and

WHEREAS, the applicant contends that as the floor divisions of each floor are provided with ready access to both stairs, the building is fireproof and equipped with a two-source automatic sprinkler system and standpipe, it is submitted that ample safety is provided and the Board is requested to accept the exit conditions as described on filed plans; and

WHEREAS, the applicant states the subcellar is used for storage only and is provided with one stair at the west and a circular stair serving as an engineer's exit, extending from sub-cellar to cellar in the vault under the sidewalk; that this exit will be extended to the sidewalk with a 60 degree stair, equipped with a quick opening exit door in the sidewalk; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 832/56, Objection Nos. 1 and 2, and that the appeal be and it hereby is granted, on condition that the primary means of exit shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received June 18, 1956" (7 sheets); that where the upper floors are subdivided each portion of such floor shall be provided with means of reaching both stairways as shown on such plans; that any doors in such partitions shall have no locks and shall be kept open at all times; that in all other respects the building and occupancy shall comply with all laws; rules and regulations applicable thereto; that the stairway to the cellar leading direct to the street shall be provided with a fireproof partition and fireproof self-closing door; that through an open door in the rear wall at the sub-cellar level there shall be access to the rear yard of this building and a ladder shall be maintained in such yard to provide emergency exit to the adjoining premises; that the circular stair from the sub-cellar to the cellar within the vault space may be retained for an additional means of exit; that the building shall not be increased in height or area; that the sprinkler system in the building shall be maintained throughout in accordance with the requirements therefor with the sources of water supply, as shown, consisting of a 9,000 gallon pressure tank and 12,000 gallon gravity tank; both tanks on the roof, as well as the street supply shall be maintained; that such sprinkler system shall be connected with Fire Headquarters through an approved central station; and that an approved fire alarm system and regular monthly fire drills shall be maintained if required by the administrative departments.

495-56-A

APPLICANT—Robert Teichman, for Astor Holding Corp., owner.

SUBJECT—Application June 25, 1956—Appeal from a decision of the borough superintendent, re sprinkler system.

PREMISES AFFECTED—756-770 Broadway, and 133 East 8th street, northeast corner, entire block bounded by Broadway, 4th avenue, East 8th and East 9th streets, Block 554, Lots 1 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman, Eugene M. Seccia and David Rapoport.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 28, 1956 on Misc. App. 453/56 reads:

"1. Indicate compliance with Section C19-117-0, subdivision c of the Administrative Code requiring an approved sprinkler system in building or premises."

and

WHEREAS, the applicant states the building is 14 stories, 215 ft. in height, 188 ft. by 327 ft. in area, of fireproof construction, erected 1906 located in a business use, B area, class 1½ height district and used and occupied since 1955 without a certificate of occupancy as follows: sub-cellar—building services, no persons; cellar to 14th floors, vacant; proposed to be used and occupied—subcellar—building services, no persons; cellar to 14th floors, offices and showrooms, 300 persons in the cellar, 600 persons on the first floor and 400 persons on each floor above. The building is provided with an approved standpipe system, an approved two-source sprinkler system, an approved interior fire alarm system; there are four interior stairs and one fire tower; and

WHEREAS, the applicant states that the building was erected in 1906 as a 14 story fireproof building occupying the entire block front and was formerly used by John Wanamaker as a department store; that the building fully complied with the requirements of the Building, Fire and Administrative Code and all rules and regulations; that during recent years the property was sold to the present owner who has changed the use of the building to that proposed for offices and showrooms under approved plans and Alt. App. 1396/55; and

WHEREAS, the applicant states that application was made to the Department of Buildings for the removal of the entire sprinkler system throughout the building except the subcellar and cellar as the sprinkler system was not required for the proposed use and since the sprinkler piping throughout the building was defective and beyond repair and its existence interferes with the proposed installation of air conditioning equipment; that the removal of the sprinkler system was approved by the Department of Buildings under Misc. App. 453-56; and

WHEREAS, the applicant states that the owner in leasing the various floors has entered into a lease with the Recordak Corporation for use of the 5th floor as an office and showroom and for the finishing, storage and shipping of safety film which is commercial motion picture film of the safety base type, 16 to 35 mm. in size as manufactured by the Eastman Kodak Company; that this safety film is used and developed for the movie filming of all types of documents used by schools and banks and city institutions; that subsequently amendment was made to Misc. App. 453/56 to install an approved sprinkler system throughout the entire 5th floor and the objection, which is the subject of this appeal, was issued on such amendment; and

WHEREAS, the applicant contends that the Borough Superintendent requires the installation of the sprinkler system in accordance with Section C19-117.0 of the Administrative Code for the entire building due to the proposed use of the fifth floor; and

WHEREAS, the applicant requests the Board to permit the omission of the sprinkler system on all floors throughout the building with the exception of the subcellar, cellar and the fifth floor; and

WHEREAS, the applicant states that the revised sprinkler system as well as the standpipe system and fire alarm

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system will be maintained to provide adequate protection to the building; and

WHEREAS, the applicant states that all partitions to be erected on the fifth floor will be in accordance with the Administrative Building Code and that soda acid fire extinguishers will be installed and maintained as required by the Fire Department and all rooms will be air conditioned and mechanically ventilated to the outer air; it is therefore requested that the Board modify the requirement of the Administrative Code so as to permit the installation of the sprinkler system on the fifth floor used by the Recordak Corporation and in the subcellar and cellar; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the old sprinkler system in the building was removed when the department store occupancy ceased; that there is no requirement for a sprinkler system for an office occupancy nor would there be any requirement for a sprinkler system in a building where film is to be stored and used if such film is safety film, but not over 16 mm in width.

Resolved, that the decision of the Borough Superintendent, dated May 28, 1956, acting on Misc. App. 453/56, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the 5th floor as proposed for 16 and 35 mm safety film and indicated on plans filed with this appeal, marked "Received June 25, 1956", 6 sheets, *on condition* that such floor shall be provided with an approved 2-source sprinkler system and approved interior fire alarm system; that the 4th floor occupied by the same tenants need not be sprinklered, except that if at any time any such floor occupied by this tenant is used for storage of film, such floor shall also be sprinklered throughout by a 2-source system; that such portable fire-fighting appliances shall also be installed as the Fire Commissioner shall direct; that the building shall also be sprinklered as to the subcellar and cellar and in all respects shall comply with all laws, rules and regulations applicable thereto; that in accordance with the requirements of law, any marquees on the building not specifically permitted for an office building shall be removed upon the discontinuance of the department store occupancy; that the requirements of the resolution previously granted under Cal. No. 671-24-BZ as to height shall be complied with; that in the event there is any change in the type of occupancy, requiring permits for storage of flammable or combustible material, such application shall be referred to the Board for reconsideration of the resolution granted this day; that during the renovation of the building and the installation of the ventilating system for the bank occupancy, there shall be at all times a watchman to guard against fire or sparks and keep the quarters in good, clean condition.

496-56-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer, for Tenth and 37th Corporation, owner.

SUBJECT—Application July 11, 1956—Appeal from a decision of the borough superintendent, re Class III building, factory use, re exits, doors, live load, etc.

PREMISES AFFECTED—477-483 10th avenue and 506 West 37th street, southwest corner, Block 708, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: I. A. Stein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 26, 1956, on Alt. App. 729/56 reads:

"2. Revised—Proposal to change the use of subject structure to factory use requires that entire bldg. comply

in all respects with Sect. 270 of Labor Law and B. S. & A. rules.

"(a) Bldg. being over 4 stories high and not used as a factory on July 1, 1948 must be of fireproof class 1 construction.

"(b) Provide 2 legal means of exit, remote from each other, from all floors including the cellar, enclosed as reqd with F.P.S.C. doors opening in line of egress from floor areas—sliding doors at exit stairs not acceptable—exterior screened stway not acceptable.

"(c) A slide and swing door (1½ hour each) are reqd at horizontal exits—2 slide doors not acceptable.

"(d) Stair risers and treads are reqd to be 7¾ and 10" respectively.

"(e) Exit signs and red lights and directional signs and lights must comply with Sect 272 I.L."

"3. Provide live load construction of 120 lbs. per sq. ft. for factory use."

and

WHEREAS, the applicant states the building is 6 stories, 70 ft. in height, 98 ft. 9 in. by 150 ft. in area, of class 3 construction, erected prior to 1913, located in an unrestricted use, A area, class 2 height district and used and occupied since 1955: cellar—storage and boiler room, no persons; 1st floor—store, office and warehouse, 20 persons; 2nd floor—office and warehouse, 25 persons; 3rd floor—office and warehouse, 25 persons; 4th floor—office and warehouse, 25 persons; 5th floor—office and warehouse, 25 persons; 6th floor—office and warehouse, 25 persons; and proposed to be used and occupied as follows: cellar—storage and boiler room, no persons; 1st floor—warehouse, factory and store, 55 persons; 2nd floor—office, warehouse and factory, 50 persons; 3rd to 6th floors—office, warehouse and factory, 50 persons each floor; the building is provided with an approved standpipe system and an approved one-source sprinkler system throughout; that there is one 44 in. wide, interior iron stairs, brick enclosed, equipped with fireproof self-closing automatic sliding doors and extending from roof bulkhead direct to street and one exterior stairs on the west rear extending to roof by stair and to street by stair, with egress through number 508 West 37th street; window and door openings on the course of the exterior stairs are fireproof, self-closing; and

WHEREAS, the applicant states that this is an application for modification of the strict requirements of the Labor Law and the Administrative Code as they apply to the building in question, to which it is proposed to add the factory uses to the existing office and warehouse uses; and

WHEREAS, the applicant contends that the building is subdivided by firewalls into two sections, employing as exits an interior enclosed stairway at the 10th Avenue front extending from cellar to roof; that there are also horizontal exits through a firewall on the 1st and 2nd leading to the adjacent building on the west under the same ownership known as 508 West 37th Street; that on the 3rd floor there are fireproof door openings to the roof of the adjacent building and on the 4th, 5th and 6th floors there is an exterior screened iron stairway leading to the roof of 508 West 37th Street and the main roof of the building in question; that egress to West 37th Street is had from this adjacent roof to an existing enclosed stairway extending through the adjacent building which is non-fireproof; that the cellar has a means of egress to the interior enclosed stairway; that the building is provided with a standpipe system with outlets in the main stairway and tank on the roof installed as a result of an order issued by the Fire Commissioner in 1927 and affirmed by the Board under Cal. No. 495-27-A; that the building is also equipped with a 100% wet pipe sprinkler system voluntarily installed in 1954, fed by a direct connection to the City main and provided with a siamese connection on the street front; and

WHEREAS, the applicant contends that the records of the Board and several City departments establish the use of the building as a factory from prior to July 1, 1948 to 1952; that the building was used by a wallpaper manufacturer for

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warehousing and factory purposes until 1952 and was substantially thereafter altered pursuant to Alt. App. 1764/52 by the erection of the exterior screened stairway on the upper floors and certificate of occupancy No. 44152 issued May 19, 1955 for the office and warehouse occupancy now existing; that the present owner acquired the property upon completion of the alteration intending to use part of the building for an affiliate and to rent out the remaining space; that the owner has encountered considerable difficulty in finding tenants willing to use the vacant space for non-factory uses; that in order to afford relief from these practical difficulties it is proposed that a factory use be permitted in addition to the existing uses and it is therefore requested that the Board grant the necessary modification as strict compliance would cause unnecessary hardship and practical difficulty and serve no useful purpose and as substantial equivalent exits exist which provide ample safeguards within the spirit and intent of the law; and

WHEREAS, the applicant further contends that since the building was erected prior to 1913 and occupied as a factory on July 1, 1948, it need not comply with Section 270 of the Labor Law but need only comply with Section 271 and therefore need not be fireproof as set forth in Objection #2 issued by the Borough Superintendent; and

WHEREAS, the applicant contends that there are two exits substantially in compliance with Section 271 except that should sliding doors not be deemed acceptable, swing doors will be substituted; and since the cellar will not be used as a factory one exit should be adequate; that the existing automatic sliding doors in the firewall openings existed at the time when the building was a factory and comply with the requirements of Section 267 of the Labor Law for horizontal exits; that the existing interior stairway varies slightly from the riser and tread sizes specified in Section 270, however since the building qualifies under Section 271, it need not conform to Section 270 and the riser and tread dimensions are adequate and should be accepted; that the exterior screened stairway erected under Alt. App. 1764/52 complies with the requirements of the Administrative Code; and

WHEREAS, the applicant contends that the existing approved liveloads are more than adequate for the contemplated tenancy, which generally will be for the garment trade and no use will be permitted which would tend to overload the existing floors, which in the past have proved adequate for warehouse use; and

WHEREAS, the applicant contends that Objection 2(e) will be complied with; and

WHEREAS, the applicant requests the Board to grant the necessary modification in view of the existing conditions and in view of the fact that the building contains a voluntary sprinkler system and as the occupancy per floor will be limited to the legal capacity of the interior enclosed stairway as such modification will permit the owner to make a reasonable, logical and economically sound use of the building without endangering the public safety or affecting the standards intended by the Labor Law; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 729/56, Objections No. 2 and 3, and that the appeal be and it hereby is *granted*, to permit factory use on various floors, *on condition* that the building is maintained as proposed and shown on plans filed with this appeal, marked "Received July 11, 1956", (5 sheets); that exit signs and red lights and directional signs and lights shall be maintained in compliance with Section 272 of the Labor Law; that the liveload permitted per superficial foot throughout the building shall not be less than the load herein stated and signs shall be posted on such floors stating that such loads shall not be exceeded; that the sprinkler system shall be maintained throughout the building and the requirements therefor complied with, including that no

material shall be stored or racked within 18 inches of the sprinkler system; that in all other respects the building and occupancy shall comply with the requirements of the Labor Law and all other laws, rules and regulations applicable thereto; that the building shall not be increased in height or area that the number of occupants per floor shall not exceed the number proposed and that a new certificate of occupancy shall be obtained.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Frances D. Meehan and Joseph M. Trainor.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for applicant to file plans in the Department of Buildings including the proposed vault and the use desired, decision as to which should be filed with this Board and a new appeal filed if the decision of the Borough Superintendent is adverse.

861-54-A

APPLICANT—Arnold W Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M. for inspection and decision; hearing previously closed.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Luperco ATC and Lupercol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles Spaulding.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 11, 1956, at 2 P. M., for further consideration after applicant has submitted a statement giving all conditions as to shipping, delivery, etc. of material from Buffalo to applicant's premises.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent re non-fireproof construction, use of wood partitions, exits, etc.

MINUTES

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for further consideration and decision; hearing previously closed.

726-27-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Petrol Products, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to relocation of building—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, locker room, storage and sale of auto accessories and office, with a roof sign and also the parking of cars waiting to be serviced.

PREMISES AFFECTED—74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue, Block 1529, Lot 6, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 12, 1950, on certain conditions; and

WHEREAS, the term of variance was extended on February 14, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 17, 1956; and

WHEREAS, the resolution was amended from time to time and last amended on April 17, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 12, 1950, as thereafter amended by resolutions adopted through April 17, 1956, only so far as it refers to the location of the accessory building by adding thereto:

"that the location of the accessory building may be as indicated on revised plans marked "Received July 6, 1956", (one sheet), and that the location of the pumps may be as shown thereon; on condition that in all other respects the resolution above cited shall be complied with." (N.B. 7458/50)

98-30-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and pump—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension and reconstruction of existing gasoline service station and to include car washing, motor vehicle repairs, lubricatorium, store and brake service and office and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—1180-1188 Myrtle avenue and 664-668 Bushwick avenue, southwest corner, Block 3194, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 21, 1954, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 21, 1954, only so far as it has reference to additional gasoline storage tanks and pumps, so that as amended this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of twelve such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one single and one dual pump, as acted on by the Borough Superintendent, under Misc. App. 1745/56 Objection 1 and as shown on revised plan marked 'Received June 25, 1956', (1 sheet)."

106-30-BZ

APPLICANT—Esso Standard Oil Company, for Arthur Lawton, owner.

SUBJECT—Application for consideration—reopening as to additional tanks—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, for a term of five years, permitting in a business use district, the maintenance of a gasoline service station.

PREMISES AFFECTED—337 Arbutus avenue, northeast corner of Hylan boulevard, Block 6499, Lot 1, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1931, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 24, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 12, 1931, as thereafter amended by resolutions adopted through January 24, 1956, only so far as it has reference to additional gasoline storage tanks and pumps, so that as amended this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of eight such approved 550 gallon tanks, as acted on by the Borough Superintendent, under Misc. App. 69/56 Objection 1 and as shown on revised plan marked 'Received July 16, 1956', (1 sheet)."

MINUTES

495-32-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to additional tanks and pump—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business and residence use districts, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—122-13 to 122-21 Rockaway boulevard, northwest corner of 123rd street, Block 2512, part of Lot 7, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the the Board on January 23, 1934, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on June 15, 1943; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 14, 1947; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 23, 1934, as thereafter amended by resolutions adopted through January 14, 1947, only so far as it has reference to additional storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by six to make a total of twelve such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one, as acted on by the Borough Superintendent, under Misc. App. 96/56 Objection 1 and as shown on revised plan marked 'Received July 16, 1956', (1 sheet)."

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application for consideration—reopening as to approval of plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i, 7e and 7h of the zoning district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs and parking and storage for more than five cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick O. Concagh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised plans approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 26, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted revised plans, for approval by the

Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1956, by adding thereto:

"that the requirements of the resolution as adopted June 26, 1956, that revised plans for the accessory building shall be submitted to the Board for approval has been satisfied by the submission of plans marked 'Received July 6, 1956', (3 sheets), as to the construction and face brick to be used on the accessory building." (N.B. 1544/55)

120-33-BZ—Vol. III

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and pumps—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—2100 Hylan boulevard, southeast corner of Hamden avenue, Block 3688, Lots 7 and 9, Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on January 25, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 22, 1952; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1938, as thereafter *amended* by resolutions adopted through April 22, 1952, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of seven such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one as acted on by the Borough Superintendent, under Misc. App. 58/56, Objection 1, and as shown on revised plan marked 'Received July 2, 1956', (1 sheet)."

16-36-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, for a term of years, the erection and maintenance of a gasoline service station, motor vehicle repair shop, auto washing, lubritorium, office and sale of accessories.

PREMISES AFFECTED—North side of Westchester avenue, northwest corner of White Plains road and northeast corner of Leland avenue, Block 3880, (Lots 1-5 inclusive), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 18, 1950, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on September 19, 1950; and

WHEREAS, time to obtain permits and complete the work was extended on September 18, 1951; and

WHEREAS, the resolution was amended from time to time and last amended on October 27, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 18, 1950, as 27, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy, shall be obtained, and all work completed within six months from the date of this *amended* resolution." (N.B. Apps. 1087/49 & 9272)

402-40-BZ

APPLICANT—Lama, Proskauer and Prober, for Agnes M. Hall, owner.

SUBJECT—Application for consideration—reopening to consider affirmation of resolution adopted December 10, 1940 and as to amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use F area district, the erection and maintenance of a building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers boulevard, southeast corner of South Conduit avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1940, on certain conditions; and

WHEREAS, the resolution was amended on October 31, 1950; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 22, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1940,

as thereafter *amended* by resolutions adopted through March 22, 1955, only so far as it has reference to the following:

"that the Board hereby affirms the resolutions above cited as adopted on December 10, 1940, as *amended* through March 22, 1955, to permit the construction of the proposed gasoline service station previously permitted by resolution adopted December 10, 1940, and in accordance with working plans as required and as submitted and approved on May 7, 1941; and that all permits required shall be obtained and all work completed within requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 2764/50)

407-40-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and dispensing pumps—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the rearrangement of accessory building of existing gasoline service station (previously granted by the Board).

PREMISES AFFECTED—1927-1935 Flatbush avenue and 3845-3855 Kings highway, northeast corner, Block 7819, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 16, 1940, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 13, 1945; and

WHEREAS, the term of variance was extended on November 13, 1945; and

WHEREAS, the resolution was amended on July 20, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1940, as thereafter *amended* by resolutions adopted through July 20, 1948, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of twelve such approved 550 gallon tanks, and the number of dispensing pumps may be increased by two, as acted on by the Borough Superintendent, under Misc. App. 1746/56 Objection 1 and as shown on revised plan marked 'Received June 25, 1956'. (1 sheet)."

619-41-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and replacement of tanks—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and local retail use district, the extension in area of existing gasoline service station and reconstruction of station and building to include lubritorium, auto laundry and motor vehicle repair shop.

MINUTES

PREMISES AFFECTED—218-02 Hillside avenue and 88-01 218th street, southeast corner, Block 10678, Lot 1, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 25, 1950, on certain conditions; and

WHEREAS, the resolution was again amended on January 20, 1948; and

WHEREAS, time to obtain permits and complete the work was extended on September 11, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1941, as thereafter *amended* by resolutions adopted through September 11, 1951, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of twelve such approved 550 gallon tanks, and to replace existing three parkway type pumps with three approved low type pumps, as acted on by the Borough Superintendent, under Misc. App. 828/56, Objection 1 and as shown on revised plan marked 'Received July 13, 1956', (1 sheet)."

700-41-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and gasoline pump—re Application (decision of the borough superintendent); previously granted on condition, under section 7f and 7i of the zoning resolution, permitting in the business portion of a plot located in a residence and business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 7, 1954, on certain conditions; and

WHEREAS, the resolution was amended on March 8, 1955; and

WHEREAS, the resolution of December 7, 1954, was affirmed on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954, as thereafter *amended* by resolutions adopted through July 19, 1955 only so far as it has reference to additional gasoline

storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of twelve such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one, as acted on by the Borough Superintendent, under Misc. App. 1902/56, Objection 1 and as shown on revised plan marked 'Received July 13, 1956', (1 sheet)."

473-45-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and pump—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting on a plot in a business and unrestricted use district, the reconstruction and extension in area of a gasoline service station located on the business portion of the plot.

PREMISES AFFECTED—231-253 Bay street, southeast corner of Minthorn street and northeast corner of Hannah street, Block 487, Lot 60, Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on September 25, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 10, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1945, as thereafter *amended* by resolutions adopted through October 10, 1950, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by four to make a total of twelve such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one, as acted on by the Borough Superintendent, under Misc. App. 66/56 Objection 1, and as shown on revised plan marked 'Received June 26, 1956', (1 sheet)."

95-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for S.J.S. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension of an existing factory building.

PREMISES AFFECTED—126-15 89th avenue, northeast corner of 126th street, Block 9335, Lots 60 and 67, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 12, 1950, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 22, 1952; and

WHEREAS, plans, submitted as being in substantial compliance with the Board's resolution requirements, were approved on January 22, 1952; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 2, 1946, under Vol. I, as thereafter *amended* by resolution adopted through January 22, 1952, by adding to the resolution adopted December 12, 1950:

"that the existing extension at the rear, as shown on revised plans marked 'Received June 15, 1956' may be permitted to continue *on condition* that the resolution above cited shall be complied with in all other respects; that the cellar may be used for finishing and assembling of fountain pens provided adequate ventilation is furnished and the requirements of the resolution above cited are maintained; that all exits from such cellar are maintained and comply with the requirements of the Labor Law and the Building Code therefor; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution; as passed on by the Borough Superintendent under Alt. App. 1039, objection dated May 14, 1956.

904-46-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and dispensing pump—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto laundry and lubritorium, for a term of ten years.

PREMISES AFFECTED—2018-2032 Stillwell avenue and 2551-2561 86th street, northwest corner, Block 6860, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 4, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 16, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 4, 1947, as thereafter *amended* by resolutions adopted through May 16, 1950, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by four to make a total of twelve, such approved

550 gallon tanks, and the number of dispensing pumps may be increased by one, as acted on by the Borough Superintendent, under Misc. App. 1747/56 Objection 1 and as shown on revised plan marked 'Received June 26, 1956' (1 sheet)."

773-48-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to additional tanks and pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i, 7e and 7h of the zoning resolution, permitting in a residence and retail use district, for a term of ten years, the erection and maintenance of a gasoline service station, to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in the open area and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner, Block 13281, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 15, 1949, on certain conditions; and

WHEREAS, revised plans, submitted as being in substantial compliance with the Board's requirements, were approved on July 5, 1950; and

WHEREAS, the term of variance was extended on November 28, 1950; and

WHEREAS, time to obtain permits and complete the work was extended on December 4, 1951; and

WHEREAS, the resolution was amended from time to time and last amended on December 4, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1949, as thereafter *amended* by resolution adopted through December 4, 1951, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of ten such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one as acted on by the Borough Superintendent, under Misc. App. 826/56, Objection 1 and as shown on revised plan marked 'Received July 16, 1956' (1 sheet)."

741-49-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and dispensing pump—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a local retail use district, the extension to accessory building on existing gasoline service station (previously granted by the Board) and the addition of two gasoline storage (550 gallon) tanks.

PREMISES AFFECTED—241-15 Hillside avenue and 83-50 to 83-68 street, northwest corner, Block 7909, Lot 1, Bellerose, Borough of Queens.

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APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on October 13, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, as thereafter *amended* by resolutions adopted through October 13, 1954, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of twelve such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one, as acted on by the Borough Superintendent, under Misc. App. 827/56, Objection 1, and as shown on revised plan marked 'Received July 13, 1956' (1 sheet)."

193-50-BZ—Vol. II

APPLICANT—Gilbert Lazerus, for All Boro Realty Service, Inc., owner. (Shell Oil Company, lessee.)

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking of more than five motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on June 28, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the matter having been under court review and accordingly no work having been done, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1492/54)

187-51-BZ

APPLICANT—George W. Winans, for Delwell Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the proposed occupancy of a storage garage, for a term of years.

PREMISES AFFECTED—5905-5923 16th avenue, northeast corner of 60th street, Block 5510, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: George H. Mack.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, term of variance and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 25, 1952 and February 17, 1953; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1951, as thereafter *amended* by resolutions adopted through February 17, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, subdivision f for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3209/50)

223-52-BZ

APPLICANT—DeRose and Cavalieri, for Frank Tursellino, owner.

SUBJECT—Application for consideration—reopening and extension of term of variation—Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—324 Pleasant avenue, east side, 50.5 ft. south of East 118th street, Block 1716, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavafieri.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1952, on certain conditions; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1952, as thereafter *amended* by resolution adopted on July 27, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

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"* * * granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 337/52)

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

SUBJECT—Application for consideration—reopening as to consider amended plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 21 of the zoning resolution, permitting in a business use D area district, the erection and maintenance of a one-story and mezzanine structure to be used as an automobile showroom sales and service agency (for a franchised automobile dealer), storage garage, motor vehicle repair shop, parts department and office, using more than the area permitted.

PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street, Block 6309, Lot 23, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Louis R. Colman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 26, 1955, on certain conditions; and

WHEREAS, the resolution was amended on June 7, 1955 and November 29, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on April 26, 1955 as thereafter amended by resolutions adopted June 7, 1955 and November 29, 1955, by adding thereto:

"that in the event the owner desires to eliminate all construction previously proposed below street grade of Northern Boulevard, and to maintain the proposed building in the same size and dimensions and design above grade and also all exterior walls and other equipment, such change may be permitted as now proposed and as indicated on revised plans marked 'Received June 19, 1956' (3 sheets), on condition that in all other respects the resolutions above cited shall be complied with where not inconsistent with the terms of this amended resolution; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution, as cited in a new decision of the Borough Superintendent acting on N.B. Application 4218 as disapproved July 3, 1956."

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting in a residence and business use district, the extension of present business into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1725-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Ritter.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on December 6, 1955, on certain conditions; and

WHEREAS, the resolution was again amended on May 15, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 27, 1953, as thereafter amended by resolutions adopted through May 15, 1956 by adding thereto:

"that the plans as heretofore approved may be amended as now indicated on revised plans marked 'Received June 1, 1956' (7 sheets), as passed on by the Borough Superintendent under Alt. App. 1803/55, objection No. 1, dated May 29, 1956, only so far as it has to do with the minor rearrangement of the rear portion of the premises on condition that in all other respects where not inconsistent with this amended resolution the requirements of the resolution above cited shall be complied with."

818-52-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and pump—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a retail use district, the reconstruction of an existing gasoline service station, lubricatorium and auto laundry and the extension of use to include motor vehicle repair shop and the parking of motor vehicles waiting to be serviced, with a business entrance (curb cut) more than the permitted distance from the intersection.

PREMISES AFFECTED—189-02 Hillside avenue, southeast corner of 189th street, Block 10454, Lot 16, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1953, on certain conditions; and

WHEREAS, on May 26, 1953 plans were approved by the Board, as being in substantial compliance with the requirements of the resolution; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 14, 1953, as

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thereafter *amended* by resolution adopted on May 26, 1953, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of twelve such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one, as acted on by the borough superintendent, under Misc. App. 815/56, Objection 1, and as shown on revised plan marked 'Received June 29, 1956' (1 sheet)."

835-52-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and pump—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7A, 7i and 7h of the zoning resolution, permitting in a business use district, the extension of existing accessory building on gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office and permitting the parking and storage of motor vehicles awaiting service, with a business entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—1508 Bushwick avenue, southeast corner of Furman avenue, Block 3466, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 15, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953, as thereafter *amended* by resolution adopted on June 15, 1954, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of twelve such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one, as acted on by the Borough Superintendent, under Misc. App. 1744/56, Objection 1, and as shown on revised plan marked 'Received June 25, 1956' (1 sheet)."

6-53-BZ

APPLICANT—Hyman Wiener, for Greater New York Corp. of Seventh Day Adventists, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 28, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use B area district, the erection and maintenance of a structure (church building) using more than the area permitted.

PREMISES AFFECTED—109-111 East 87th street, north side, 80 ft, east of Park avenue, Block 1516, Lots 5 and 6, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 24, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 28, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 24, 1953, as thereafter *amended* by resolution adopted through June 28, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work is in process but has been delayed because of steel, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 61/55)

208-53-BZ

APPLICANT—Ingram S. Carner, for Tidewater Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to additional tanks and pumps—re Application (decision of the borough superintendent) previously granted on condition under sections 7f, 7h and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), storage and sales of accessories, motor vehicle repairs and office and permitting the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—5801-5829 Flatlands avenue and 965-977 East 58th street, northeast corner and 892-896 East 59th street, Block 7762, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 26, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 25, 1955 and January 31, 1956; and

WHEREAS, the resolution was amended on June 12, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 26, 1954, as thereafter *amended* by resolutions adopted through June 12, 1956, only so far as it refers to the number of gasoline storage tanks and pumps so that as *amended* this portion of the resolution shall read:

"that the number of gasoline tanks may be increased by two to a total of twelve such approved 550 gallon

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tanks and that there may be two additional gasoline dispensing pumps located as shown on revised plans marked 'Received July 16, 1956' (one sheet), and as passed on by the Borough Superintendent under Misc. App. 579/53, under date of July 25, 1956, *on condition* that in all other respects the resolution above cited shall be complied with."

784-53-BZ

APPLICANT—James E. Vassalotti, for J. R. V. Building Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in the residence use portion, the maintenance of existing Class 5 building used for the manufacture and the storage of cut stone, in the open portion of lot; and permitting new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use districts)

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner, Block 6584, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 4, 1955 and July 12, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, as thereafter *amended* by resolutions adopted through July 12, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. App. 3844/53).

642-54-BZ

APPLICANT—G. F. Walker, for The California Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for location of tanks and waste oil tanks—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northwest corner, Block 4010, Lot 1, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Vincent R. DeStefano.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 8, 1955, on certain conditions; and

WHEREAS, the resolution was amended and time extended on March 6, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1955, as thereafter *amended* by resolutions adopted through March 6, 1956, only so far as it refers to the location of tanks, storage tanks and master oil tanks, so that as *amended* this portion of the resolution shall read:

"that the requirements of the resolution herein stated may be amended as to the location of the storage tanks and waste oil tanks so as to permit the same to be located as indicated on revised plans marked 'Received June 27, 1956' (2 sheets); that in all other respects the resolution above cited shall be complied with." (N.B. 1203/52)

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7a of the zoning resolution, permitting in a residence use district, the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and Philip Varrichio.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1383/54)

669-54-BZ

APPLICANT—Esso Standard Oil Company, for Messrs. Charles & John DeLiberto, owners.

SUBJECT—Application for consideration—reopening as to amendment for additional pumps and tanks also extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, *per-*

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mitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 and 71, inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 29, 1955, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on November 15, 1955; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 29, 1955, by adding thereto:

"that the number of gasoline storage tanks may be increased by two additional 550 gallon tanks, to a total of twelve such tanks; and that there may be two additional dispensing gasoline pumps of a low approved type, as now proposed and as indicated on plans filed with this request for amendment marked 'Received June 25, 1956' (one sheet), and as passed on by the Borough Superintendent under Misc. App. 206/56, Objection No. 1; and that in all other respects the requirements of the resolution above cited shall be complied with;"

and as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this amended resolution."

817-54-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and pump, also time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sales of accessories and office.

PREMISES AFFECTED—65-10—Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, time extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, the term of variance was extended on January 31, 1956; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on January 31, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 7, 1955, as thereafter amended by resolutions adopted through January 31, 1956, including approval of working drawings, only so far as it refers to additional gasoline storage tanks and pumps, so that as amended this portion of the resolution shall read:

"that the number of gasoline storage tanks may be a total of twelve 550 gallon approved tanks and that there may be one additional dispensing pump of a low approved type, as shown on revised plans marked 'Received June 25, 1956' (one sheet), and as passed on by the Borough Superintendent under Misc. App. 94/56; and as to time within which to obtain permits and complete the work",

so that as amended this portion of the resolution shall read:

"that in view of statement by applicant that construction work has been started and permits obtained, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

973-54-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and pump—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and retail use district, the reconstruction of existing gasoline service station, to include motor vehicle repairs, lubritorium, car washing and office and permitting the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 36, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 12, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 1, 1955, as thereafter amended by resolutions adopted through June 12, 1956, only so far as it has reference to additional gasoline storage tanks and pumps, so that as amended this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of twelve such approved 550 gallon tanks, and the number of dispensing pumps may be increased by one, as acted on by the Borough Superintendent, under Misc. App. 879/55 Objection 1, and as shown on revised plan marked 'Received June 25, 1956' (1 sheet)."

990-54-BZ

APPLICANT—Daniel F. Milchman, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the

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borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, E-1 area district, the relocation of a dwelling without the required setback from the street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Ralph H. Chernack.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1955, by adding thereto:

"that in the event the owner desires to make a minor change in the building as now proposed and shown on plans filed with this request marked, 'Received July 13, 1956,' and as acted on by the Borough Superintendent on July 12, 1956, under Alt. App. 2947/54, Objections 1 and 2, such minor changes may be permitted as shown on such plans, *on condition* that in all other respects the resolution above cited shall be complied with."

996-54-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a retail use district, the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 12, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, as thereafter *amended* by resolutions adopted through June 12, 1956, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased by two to make a total of twelve such

approved 550 gallon tanks, as acted on by the Borough Superintendent, under Misc. App. 554/54, Objection 1, and as shown on revised plan marked 'Received June 25, 1956' (1 sheet)."

997-54-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and pump—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and permitting the parking of motor vehicles awaiting service for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

Whereas, time to obtain permits and complete the work was extended on June 12, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, by adding thereto:

"that the number of gasoline storage tanks may be increased by two additional 550 gallon approved tanks, to a total of twelve such tanks; and that there may be one additional approved low type gasoline dispensing pump, as now proposed and as indicated on plans filed with this request for amendment marked 'Received June 14, 1956' (one sheet), and as passed on by the Borough Superintendent under N. B. Gasoline App. 1019/54, objection dated June 29, 1956; and to permit the location of the pumps along Giffords Glen to be of the distance as indicated on such plans; and that in all other respects the requirements of the resolution above cited shall be complied with."

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and location of same—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing (non-automatic), motor vehicle repairs and office and permitting the parking of motor vehicles waiting to be serviced with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5009 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 12, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, as thereafter *amended* by resolutions adopted through June 12, 1956, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

“that the six existing 550 gallon gasoline tanks and the four proposed new 550 gallon tanks, may be relocated as now indicated on revised plan marked ‘Received July 3, 1956’ (1 sheet), (Misc. App. FP 1274/55).”

15-55-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 28, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7f and 7i of the zoning resolution, permitting in the business use portion of the plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep’t of Buildings.

ACTION OF BOARD—Application reopened, time to complete work extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 28, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1955 only so far as it refers to the extension of time to complete the work so that as *amended* this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution”; N.B. App. 4660/54.

and to *amend* the resolution adopted by the Board on July 28, 1955 only so far as it has reference to the gasoline storage tanks and pumps so that as *amended* this portion of the resolution shall read:

“that the number of gasoline storage tanks may be a total of twelve 550 gallon approved tanks; and that the number of pumps shall not exceed five approved pumps of the low type; that the accessory building may be changed in dimensions from 57 ft. 8 in. front to 61 ft.

front and from 27 ft. 8 in. in depth to 30 ft. 8 in. in depth, as now proposed and as shown on revised plans marked ‘Received July 27, 1956’ (2 sheets); that on the westerly lot line of the business portion of the plot there shall be erected a woven wire fence of the chain link type erected on a masonry base not less than one foot in height to a total height of not less than 5 ft. 6 in. along the business portion of the plot and the residence use portion to remain vacant; and to record the change of ownership to: Esso Standard Oil Company, present owner and Daniel Kanfer prior owner, in accordance with affidavit filed July 17, 1956.”

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7h and 7i of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and office and permitting the parking of cars waiting to be serviced, for a term of fifteen years. PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep’t of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution” (N. B. App. 1541/54).

60-55-BZ

APPLICANT—Joseph B. Lynch for, Esso Standard Oil Company.

SUBJECT—Application for consideration—reopening as to additional tanks and pump—re (Application of the borough superintendent); previously granted on condition, under sections 7e, 7f, 7i and 7A of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office with a business entrance (curb cut) show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep’t of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on
June 12, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on June 12, 1956, only
so far as it has reference to additional gasoline storage
tanks and pumps, so that as *amended* this portion of the
resolution shall read:

"that the number of gasoline storage tanks may be in-
creased by two to make a total of twelve such approved
550 gallon tanks, and the number of dispensing pumps
may be increased by one, as acted on by the Borough
Superintendent, under N. B. App. 1644/54, Objection 1,
and as shown on revised plan marked 'Received July
16, 1956', (1 sheet)."

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico
(doing business as Siroco's Restaurant), owner.

SUBJECT—Application for consideration—reopening and
amendment of resolution—re Application (decision of the
borough superintendent), previously granted on condition
under section 21 of the zoning resolution, permitting in a
business use, D area district, the erection of a restaurant
and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and
1301-1311 81st street, northeast corner, Block 6280, Lot 1,
Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Ritter.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
May 22, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on May 22, 1956, only
so far as it refers to the provision in the resolution reading,

"that there shall be no business entrance on 81st street",
so that as *amended* this portion of the resolution shall read:

"that the entrance shown from 81st street shall be
used only for servicing and not for entrance of the
customers of the restaurant." (N.B. 1441/55)

802-55-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to
amendment for additional tanks and pumps—re Application
(decision of the borough superintendent); previously
granted on condition, under sections 7f, 7A and 7i of the
zoning resolution, permitting in a business use district, the
erection and maintenance of a gasoline service station,
lubritorium, minor auto repairs (hand tools only) car
washing (non-automatic), office, storage and sale of auto
accessories, parking of more than five cars waiting to be
services, with proposed show window less than 75 ft. from
a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern
boulevard and 43-32 to 43-38 220th street, northwest
corner, Block 6322, Lot 24, Bayside, Borough of Queens.

APPEARANCES—

For Applicant Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
April 3, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on April 3, 1956, only
so far as it has reference to additional gasoline storage
tanks and pumps, so that as *amended* this portion of the
resolution shall read:

"that the number of gasoline storage tanks may be
increased by two to make a total of twelve such
approved 550 gallon tanks, and the number of dispensing
pumps may be increased by one as acted on by the
Borough Superintendent, under Misc. App. 824/56,
Objection 1 and as shown on revised plan marked
'Received July 16, 1956' (1 sheet)."

544-44-BZ—Vol. IV

APPLICANT—Siegel and Green, for All States Holding
Corp., owner.

SUBJECT—Application for consideration—reopening as
Vol. IV—new proposal—re Application (decision of the
borough superintendent), previously granted on condition
under section 7e of the zoning resolution, permitting in a
residence use district, the change in occupancy from stor-
age and shipping to commercial building for television
departments of Columbia Broadcasting System (in lieu
of reconversion to garage for more than five motor
vehicles) for a term of ten years.

PREMISES AFFECTED—418-422 East 54th street, south
side, 294 ft. east of 1st avenue, Block 1365, part of Lot
13, Borough of Manhattan.

APPEARANCES—

For Applicant: John M. Hronec.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV
subject to the regular procedure to consider proposed
change.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

696-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Stapleton
and Schneider Motor Sales, Inc., owner.

SUBJECT—Application for consideration—reopening as
Vol. II—new proposal—re reduced size of plot—re Ap-
plication (decision of the borough superintendent) under
sections 7f, 7h, 7i and 7A of the zoning resolution, to
permit in a business use district, the proposed change in
occupancy from sale and display of used cars and parking
and storage of more than five motor vehicles to erection
and maintenance of a gasoline service station, lubritorium,
minor auto repairs, store, car washing, storage room,
parking and storage of motor vehicles, with proposed
show windows and sign within 75 ft. of residence use
district.

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PREMISES AFFECTED—75-09 to 75-19 (75-15 official) Northern boulevard, and 32-62 to 32-70 76th street, north-west corner, Block 1171, Lot 36, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

914-50-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners, Esso Standard Oil Company, lessee.

SUBJECT—Application for consideration—reopening as to restoration to calendar—re Application (decision of the borough superintendent); previously withdrawn under sections 7c, 7h, 7A and 21 of the zoning resolution, to permit in a residence use, E area district and a business use D area district, the erection and maintenance of a business building (retail super market) using more than the area permitted and without the required setback, side and rear yards; with entrances and display windows more than the permitted distance from the intersection and permit the parking of motor vehicles on the unbuilt upon portion of the lot and permit a ground sign.

PREMISES AFFECTED—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

915-50-A

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners, Esso Standard Oil Company, lessee.

SUBJECT—Application for consideration—reopening as to restoration to calendar—re Appeal from a decision of the borough superintendent (under section 35 General City Law re bed of mapped street—proposed widening of Metropolitan avenue); previously withdrawn.

PREMISES AFFECTED—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure, in conjunction with Cal. No. 914-50-BZ; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

833-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Northwestern Mutual Life Insurance Co., and Constantine J. Katrivanos, owners (Sun Oil Co., lessee).

SUBJECT—Application for consideration—reopening as Vol. III to consider extension and rearrangement—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office and permitting the parking for a term of years and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—5916-5930 Foster avenue and 1512-1526 Ralph avenue, southwest corner, Block 7955, Lots 6, 8 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

Negative 0

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application for consideration—reopening to consider amended plans—re Application (decision of the borough superintendent) previously denied, under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lots 25 and 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Reginald S. Hardy, Joseph B. Lynch, Charles Costa and Charles Costa, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

382-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Samuel L. and Clara Benjamin, owners (Joseph Vitucci, lessee).

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, a gasoline service station; auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue, Block 3958, Lot 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.... 4
Negative: 0

THE RESOLUTION—

WHEREAS, the owner states that he has rented the premises to White Castle Company for construction of a lunchroom for a period of years and desires to withdraw the application for gasoline service station.

Resolved, that the application be and it hereby is withdrawn.

208-52-BZ

APPLICANT—Rudolph C. Boehler, for Alf C. Stianson, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the use of a plot for parking more than five motor vehicles.

PREMISES AFFECTED—113-115 West 33rd street, west side, 200 ft. west of 6th avenue (Block 809, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.... 4
Negative: 0

Recessed at 5:00 P.M., July 24, 1956.

Reconvened at 10:00 A.M., July 26, 1956.

Adjourned: 1:30 P.M., July 26, 1956.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on February 8, 1955, as they appeared in Bulletin No. 7, Vol. 40, are hereby corrected to read as follows:

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner, Socony Vacuum Oil Company, Inc., lessee.

SUBJECT—Application August 19, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office, and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs, and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, part of Lot 9, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 21, 1954 subject to regular procedure, to consider alteration and additional uses; and

WHEREAS, a public hearing was held on this application on January 11, 1955 after due notice by publication in the Bulletin; laid over to February 8, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and White Plains road are in residence and business use, C area, class 1¼ height districts; Gun Hill road is in retail and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 2, 1954 acting on Alt. Applic. 303-54, reads:

"1. The proposed change of use of the gasoline service station, lubritorium, car washing, office, parking of cars being serviced to gasoline service station, lubritorium, car washing, office, parking of cars being serviced and minor auto repairs (hand tools only) in a Residence and Business use district, said use is wholly in a business use district is contrary to Art. II Sec. 4 (a) 29 Zoning Resolution.

2. Facing of trim and two (2) sides with Porcelain Enamel are not in agreement with plans on file."

and

WHEREAS, the applicant states that the premises consist of a plot, 104.16 ft. frontage by 103 ft. in depth, irregular, on which is located a gasoline service station consisting of four 550 gallon gas tanks and four dispensing pumps, a one story building of class 3 construction having a frontage of 57 ft. ½ in., a depth of 25 ft. 8¾ in., being used for car washing, lubritorium, utility room and office; that the open area is being used for parking of cars waiting to be serviced; that the existing gas station was erected under N.B. No. 698 of 1938 and a variance of the Board under Cal. No. 354-39-BZ; that certificate of occupancy No. 1426 was issued on May 21, 1940 for use of the premises as a gas station; that under Cal. No. 354-39-BZ the Board restricted the size of the gas station to that part of lot No. 9 having a frontage of 104.16 ft. on White Plains road, 75 ft. on the southerly lot line, 103 ft. on the northerly lot line and 100 ft. on the imaginary westerly lot; that these metes and bounds place the entire gas station within the business zone part of lot No. 9; that it is proposed to maintain the same size plot entirely in the business zone, and the existing use of gas station, car wash, lubritorium, utility room, office, parking of cars being serviced, and add the use of minor auto repairs with hand tools only; that it is also proposed to face the front and two sides of the accessory building with porcelain enamel; and

WHEREAS, the applicant contends that inasmuch as this is a legal existing gas station, which has proven its necessity by continuous operation since its inception, the addition of minor auto repairs, which today is a vital necessity to the successful operation of a gas station, will not affect the surrounding property owners and will be a better service to the community; that all servicing will be done within the building; that facing of the building with porcelain enamel will improve the appearance of the gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since May 29, 1906; that the assessed valuation of land is \$29,000 and of the building \$6,000 making a total of \$35,000; that the building was erected in 1938; and

WHEREAS, the premises were not inspected by a committee of the Board but the Board is generally familiar with the area on White Plains Road near Gun Hill Road where these premises are located and it appears that there is no change in the proposed area of the portion of the plot; and

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the existing service station on the area, as previously permitted, and as now proposed to be reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked, "Received, August 19, 1954" (4 sheets) and "November 18, 1954" (one sheet), and to permit the addition of two (2) 550 gallon approved type gasoline storage tanks, and the rearrangement and refacing of the building as proposed, provided the refacing is of a type of material that has been approved by the Board for such use; that under Section 7i there may be minor repairing with hand tools for adjustments only maintained solely within the accessory building; that the building and occupancy shall in all other respects comply with all laws, rules and regulations applicable as previously permitted under resolution adopted by the Board on July 18, 1939, where not inconsistent with this amended resolution; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, all work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

*Correction—Foot location in the premises affected changed from . . . west side, 15.44 ft. north of Gun Hill road—etc. to . . . west side, 115.44 ft. north of Gun Hill road—etc.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on June 12, 1956, as they appeared in Bulletin No. 22, Vol. 41, are hereby corrected to read as follows:

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated October 27, 1955, on Alt. App. 1198/52 reads:

"8. Proposed garage use in a cellar and 1st floor of a non-fireproof bldg. and combining a non-fireproof and fireproof bldg. in cellar is contrary to Sec. 4.2.1 B.C.

9. Exits should lead in a continuous enclosure to the street as per Sec. 6.4.1.11 B.C. (Exit thru rear yard and adjoining bldg. not acceptable). 1, 2, 8 & 9. These objections were denied as to reconsideration on June 30, 1955 and no further denial will be given. You may

appeal this decision to the Board of S and A." and

WHEREAS, the applicant states the building is 3 and 5 stories, 37 and 63 ft. in height, of fireproof and Class 3 construction, 55 ft. 4 in. front by 90 ft. in depth, erected (No. 248) in 1905 and (250) in 1902; located on a lot 55 ft. 4 in. front by 102 ft. 2 in. deep, now in a business and residence use, B area, Class 1½ height district; used and occupied since erection as follows: #248—Cellar—garage; 1st floor—garage and storage and sale of gasoline; 2nd, 3d, 4th, and 5th floors—garage; No. 250; Cellar—vacant; 1st floor—garage; 2nd & 3d floors—vacant; that is now proposed to be used and occupied: No. 248—Cellar—garage; 1st through 5th floors—garage with storage and sale of gasoline on 1st floor; No. 250—Cellar—garage; 1st floor—garage, 3 persons; 2nd and 3d floors—vacant; that the building is provided with one 36 in. wide open stairs which does not lead to roof or street; and

WHEREAS, the applicant states the existing iron stairs in No. 248 is continuous from the cellar to existing fifth floor; that a new iron stairs from 5th floor to roof will be provided, including a legal bulkhead and a new fireproof enclosure of the stairs will be provided on all floors; that from the cellar a new exit will be provided to the rear yard with egress through rear yard to westerly wall of No. 250 where a new fireproof passage will be provided leading to cellar stairs, thence to 1st floor and thence to street; that a new iron stairs and enclosure will be provided for the front of #250 with stairs to roof including a legal bulkhead, which stairs will exit at front to street and will include a new stair and enclosure to the cellar, as permitted by the Board in resolution adopted May 19, 1953; and

WHEREAS, the applicant contends that the lessee could not raise sufficient capital to complete the work as approved by the Board in its resolution previously adopted affecting subject premises and about February 1955 revised plans were filed showing a smaller job than heretofore proposed and the decision of the borough superintendent dated October 27, 1955, was issued thereon and which is now the subject of this appeal; and

WHEREAS, the applicant states that garage use in cellar of No. 250 is requested; that a new fireproof steel and concrete 1st floor will be constructed, replacing present wood 1st floor and the new use of present cellar will be within the fireproof area; that legal exits from cellar will be complied with and a new 32 ft. opening made in existing brick wall between No. 248 and 250 for access to the #250 cellar space; that there will be no occupancy of cellar space except when cars are taken in and out of this space; that the present iron stairs in #248 from cellar to 5th floor will be continued to the roof through a legal bulkhead and a new fireproof enclosure of these stairs provided on all floors, exiting through the rear yard, thence through the adjoining building under the same ownership; that this stairs is located in rear of #248; that due to small occupancy in entire combined buildings it is requested the Board accept the proposed exiting through the rear yard and adjoining buildings; and

WHEREAS, the applicant states as to compliance with Objections 8 and 9 of the decision of the borough superintendent, that to comply with these requirements would present practical difficulties and it would take up a large amount of space and result in undue expense.

Resolved, that the decision of the borough superintendent, dated October 27, 1955, acting on Alt. App. 1198/52, Objections 8 and 9 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted this day under Cal. No. 815-52-BZ—Vol. II, shall be complied with; that the exits therein proposed shall be maintained; and that such portable fire fighting equipment shall be maintained as the Fire Commissioner shall direct.

*Correction—Reference in the applicant's statement relative to the proposal of providing a sliding door between 248 and 250 West 80th street deleted, as being printed in error.

NOTICE

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943;
Amended Oct. 14, 1955, Effective Nov. 10, 1955;
and Amended June 4, 1956, effective July 2, 1956.
(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. **Board of appeals.** 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
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(Continued from Page 1317)

Section 21 of the Zoning Resolution, in accordance with the finding of the Board after inspection, to permit in a business use, B area district the extension of coverage as now proposed for the purpose of erecting a one-story extension to the proposed building as indicated on plans filed with the Board; Cal. No. 957-54-BZ; premises 524-532 Third Avenue and 163-167 East 35th Street, northwest corner, Borough of Manhattan.

As to the same property another Order of Certiorari has been served by Phillip Eisenberg, attorney for Jack Ryback, an objecting property owner.

* * * * *

On July 31, 1956, Copy of Petition and Notice was served on the Board by Louis M. Fribourg, attorney for petitioner, Vito Clarizio, an objecting property owner, seeking a review of the Board's determination on April 10, 1956, granting, under Section 21 of the Zoning Resolution a variance to permit in a residence use, E area district, the erection of a two-family dwelling with less than the 10 ft. setback required on each street front; Cal. No. 561-55-BZ; Premises 2894 Roebling Avenue, southwest corner of Edson Avenue, Borough of The Bronx.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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Nos. 32, 33, 34 and 35

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Docket.

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Notice of Hearing of Calendar.

Notice of Public Hearing on Proposed Amendments of
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Corrections Affecting Calendar Numbers 170-36-BZ, 591-
45-A and 1022-55-BZ.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to July 31, 1956

Cal. No. Dept. Premises Affected.

527-56-BZ—B.Q.—43-02 to 43-10 Main street, southwest corner of Cherry avenue, Block 5125, Lot 30, Flushing, Borough of Queens, NB 2272-56 re erection and maintenance of gasoline service station—parking, etc. restricted retail use district.

528-56-A—B.B.—166 Gravesend Neck road, south side, 41 ft. 6 in. west of East 2nd street, Block 7153, Lot 16, Borough of Brooklyn, Alt. 1757-56 re exits.

529-56-A—B.B.—368-370 Cumberland street, west side, 296 ft. south of Fulton street, Block 2005, Lots 63 and 65, Borough of Brooklyn, Amendment to Alt. 5328-46 re exits.

530-56-BZ—B.B.—826-830 Avenue V, south side, 110 ft. 5½ in. west of Coney Island avenue, Block 7159B, part of Lot 111, Borough of Brooklyn, N.B. 917-56—re erection of building for business use-residence use district.

531-56-SM—Empire (E) High Strength Bolts for Structural Connections, manufactured by Russell, Burdsall and Ward Bolt and Nut Co., Material.

532-56-BZ—B.B.—342-346 Parkside avenue and 2002-2018 Bedford avenue, southwest corner, Block 5055, Lot 53, Borough of Brooklyn, N.B. 853-56 re erection and maintenance of gasoline service station—parking, etc. residence use district.

533-56-A—F.D.—300-304 West 124th street, south side, 75 ft. west of 8th avenue, Block 1950, Lot 38, Borough of Manhattan, Decision re Order 2743-6—re sprinkler system.

534-56-BZ—B.Q.—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens; N.B. 324-56 re erection and maintenance of a gasoline service station, parking, etc., local retail and residence use districts.

535-56-A—B.M.—229 East 52nd street, north side, 290 ft. west of 3rd avenue, Block 1326, Lot 12, Borough of Manhattan, Amendment to Alt. 507-56, re variation of sections 171, 172, 187 Multiple Dwelling Law re yards and courts.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules ...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A

	Last Publication
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
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Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
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Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
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Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
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Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs. PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 11, 1956 for applicant to file revised plans as to new accessory building.

CALENDAR

910-54-BZ

APPLICANT—Maxfield Blaubeux, for Aaron and Michael Berg, owners (Heriman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, e, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubritorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956, for inspection and decision; then to September 11, 1956, for applicant to file revised plans, eliminating the two greasing pits and the repair work on inside of the building, reduce the curb cut; and show on plan the erection of the two new pumps set back 15 feet, if possible.

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired November 4, 1954—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district the change in occupancy and extension of existing dwelling to a restaurant and refreshment stand for a term of five years.

PREMISES AFFECTED—1940 Bruckner boulevard, south side, 347 ft. east of White Plains road, Block 3677, Lot 62, Borough of The Bronx.

2-52-BZ

APPLICANT—Harry Soled, for Wilroth Realty Co., Inc., owner (Harry-Martin, Inc., lessee).

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired July 17, 1953—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business use, C area district, the extension on first floor using more than the area permitted.

PREMISES AFFECTED—1221 Quentin road, north side, 19 ft. 9½ in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn.

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubritorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

753-41-BZ—Vol. II

APPLICANT—Julius S. Rapson, for John Scavone, d/b/a Paris Auto Body, owner.

SUBJECT—Application reopened February 27, 1951 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the extension of existing building to be used for auto body repairs, on existing gasoline service station, auto repair shop, ignition, battery and brake service.

PREMISES AFFECTED—185-21 Merrick boulevard, north side, 146.98 ft. east of Montauk street, Block 12711, Lot 18, Springfield Gardens, Borough of Queens.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

558-52-BZ

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U. N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

810-54-BZ

APPLICANT—Louis Kurtz, for Curt Rahmsdorf, owner.

SUBJECT—Application October 26, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing one family dwelling, without the required set-back.

CALENDAR

PREMISES AFFECTED—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

884-55-BZ

APPLICANT—John F. Fitzsimons, for Ferdinand Dorgler, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the erection of an addition to an existing motor vehicle repair shop and to permit the parking of motor vehicles awaiting service.

PREMISES—115-16 to 115-18 Atlantic avenue, southwest corner of 116th street, Block 9401, Lots 6 and 8, Richmond Hill, Borough of Queens.

51-56-BZ

APPLICANT—Kenneth W. Milnes, for Salvatore Spiritoso, owner.

SUBJECT—Application January 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, car wash, lubritorium, minor motor vehicle repairs.

PREMISES—1840 Richmond terracc, southwest corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond.

315-56-BZ

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use g area district the erection of a one family dwelling with less than the required setback from the line of Hanford street as shown on the city map.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

316-56-A

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—Appeal from a decision of the borough superintendent—use of cellar for living quarters.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

525-55-BZ

APPLICANT—Simon B. Zelnik, for Estate of William A. Ryan, owner. (Kathryn T. Ryan, Executrix; Henry Street Foods, Inc., lessee.)

SUBJECT—Application June 10, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and restricted retail use district, proposed store in the cellar of an old law tenement.

PREMISES—94 Pineapple street, south side, 92.6 ft. east of Henry street, Block 232, Lot 22, Borough of Brooklyn.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES—1102-1110 Metcalf avenue northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 11, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, September 11, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

CALENDAR

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Luperco ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

457-56-A

APPLICANT—Stephen Tassini, for Octagon Investors, Inc., owner.

SUBJECT—Application July 3, 1956—filed pursuant to section 35, General City Law re erection of building with accessory parking in bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—56-12 Metropolitan avenue, southwest corner of Forest avenue, Block 3366, Lot 32, Ridgewood, Borough of Queens.

312-50-A

APPLICANT—Samuel Rosenblum, for Westmore Realty Corp., owner.

SUBJECT—Application April 28, 1950—Appeal from an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—222-224 West 37th street, south side, 275 ft. west of 7th avenue, Block 786, Lot 62, Borough of Manhattan.

539-50-A

APPLICANT—Mola Realities, Inc., owner.

SUBJECT—Application July 11, 1950—Appeal from an order and a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—261-267 West 35th street, north side, 94 ft. east of 8th avenue, Block 785, Lot 7, Borough of Manhattan.

900-51-A

APPLICANT—Samuel Rosenblum, for K. R. K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—237-245 West 35th street, north side, 357 ft. 10¼ in. west of 7th avenue, Block 785, Lot 18, Borough of Manhattan.

901-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-8th Ave. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—304-306 West 36th street and 519 8th avenue, southwest corner, Block 759, Lot 45, Borough of Manhattan.

902-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-36th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—135-139 West 36th street, north side, 159 ft. 3¾ in. west of Broadway, Block 812, Lot 19, Borough of Manhattan.

903-51-A

APPLICANT—Samuel Rosenblum, for 150 West 28th St. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—150-154 West 28th street, south side, 125 ft. 5 in. east of 7th avenue, Block 803, Lot 67, Borough of Manhattan.

904-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-Wales Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-252 West 36th street, south side, 438 ft. 4 in. west of 7th avenue, Block 785, Lot 67, Borough of Manhattan.

905-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—12-14 West 27th street, south side, 60 ft. 6¼ in. west of Broadway, Block 828, Lot 56, Borough of Manhattan.

906-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-35th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—147-151 West 35th street, north side, 208 ft. 4 in. east of 7th avenue, Block 811, Lot 10, Borough of Manhattan.

907-51-A

APPLICANT—Samuel Rosenblum, for S.I.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—462-468 7th avenue and 209-211 West 35th street, northwest corner, Block 785, Lot 37, Borough of Manhattan.

908-51-A

APPLICANT—Samuel Rosenblum, for Francis Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-228 West 35th street, south side, 225 ft. west of 7th avenue, Block 784, Lot 60, Borough of Manhattan.

909-51-A

APPLICANT—Samuel Rosenblum, for Furcraft Realty Co., Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-246 West 30th street, south side, 200 ft. east of 8th avenue, Block 779, Lot 66, Borough of Manhattan.

910-51-A

APPLICANT—Samuel Rosenblum, for 224 West 30th Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-232 West 30th street, south side, 306 ft. 8 in. west of 7th avenue, Block 779, Lot 57, Borough of Manhattan.

911-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

CALENDAR

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—105-117 Madison avenue, southeast corner of East 30th street, Block 859, Lot 64, Borough of Manhattan.

912-51-A

APPLICANT—Samuel Rosenblum, for Palace Realty Co., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—231-239 West 29th street, north side, 353 ft. 6 in. west of 7th avenue, Block 779, Lot 17, Borough of Manhattan.

913-51-A

APPLICANT—Samuel Rosenblum, for David Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the borough superintendent—re elevator in readiness.

PREMISES AFFECTED—212-216 West 35th street, south side, 93 ft. 9 in. west of 7th avenue, Block 784, Lots 51 and 53, Borough of Manhattan.

914-51-A

APPLICANT—Samuel Rosenblum, for 48 Vesey Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—262-268 West 38th street, south side, 135 ft. 4 in. east of 8th avenue, Block 787, Lots 76 to 79, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 14, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules, adoption of.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 18, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18,

1956, for additional information as to the plans for the new school building proposed on Block 6886.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 18, 1956, at request of the applicant, to file revised plans.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

357-54-BZ

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

CALENDAR

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district the maintenance of a factory for woodworking, rental, working and manufacturing of electrical equipment, that does not front on a legal street.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. 4 $\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

358-54-A

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—filed pursuant to Sec. 36, General City Law re proposed building does not front on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. $\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than $\frac{1}{2}$ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 302 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach Boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

CALENDAR

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okoshken and Louis Levine, owners. (William Crystal, lessee).

SUBJECT—Application May 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

PREMISES—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

816-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Houser Buick, Inc., owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use D and E-1 area district the addition of old lot 60 for use for parking of more than five motor vehicles for patrons and employees and for the display for sale of more than five motor vehicles in conjunction with the automobile showroom, motor vehicle repair shop and storage garage; previously permitted by the Board.

PREMISES—218-25 Hempstead avenue, north side, 182.25 ft. east of 218th street, Block 10766, Lot 53—old Lots 53, 55, 57 and 60, Queens Village, Borough of Queens.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.

SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner re refrigerating system.

PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 25, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans.

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709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date.

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

467-55-BZ

APPLICANT—John F. Fitzsimons, for Katie Zwiirn, owner.

SUBJECT—Application June 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage, repair shop and dwelling, to garage, storage and roasting of nuts and dwelling.

PREMISES AFFECTED—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Espo-sito, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

71-56-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven, owner.

SUBJECT—Application January 31, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and residence use district, proposed parking lot for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—89-07 to 89-15 (89-15 official) 162nd street, east side, 45.70 ft. south of 89th avenue, Block 9761, Lots 36 and 39, Jamaica, Borough of Queens.

797-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application October 10, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed change in uses and ex-

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tension of existing gasoline service station, repair shop, greasing room, office and boiler room to gasoline service station, lubritorium, auto repairs, car washing, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1888 Ralph avenue and 5920-5930 Flatlands avenue, southwest corner, Block 7763, Lots 80, 83 and 86, Borough of Brooklyn.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 25, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 25, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 2, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 2, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

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PUBLIC HEARING

OIL BURNER RULES (217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous *or intermittent* operation.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth *outside of buildings*, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes[.] *under same requirements as for Commercial Installations.*

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in *current* Commercial Standard [CS12-38] *published by the U. S. Department of Commerce*, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{Range Oil
{No. 1 Fuel Oil
No. 2 " "
No. 4 " "
No. 5 " "
No. 6 " "

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts *and electrical controls* suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

- 6.1 Inside of Buildings, Above Ground.
6.1.2 Storage tanks having a capacity of more than

two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4") of *masonry* [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions], with weep holes along the bottom one inch in diameter not more than 3 ft. apart. *The masonry walls of a structure may be used as part of the protection.*

[Each storage tank] *Storage tanks* may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen (15") greater on all sides than the outside dimensions of the storage [tank] tanks. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank[.] *or to the ceiling where the ceiling is less than two feet (2') above the top of the tank.* A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the *largest tank[;]* installed, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.3 Outside of Buildings, Below Ground.

- 6.3.3 All buried storage tanks [larger than two hundred and seventy-five (275) gallons,] prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks *of a capacity greater than 275 gallons* located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon.....	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more..	100,000 "

- 6.4.1.1 *Two hundred and seventy-five (275) gallon tanks shall be located so as not to interfere with or obstruct any means of egress.*

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6.4.3 All above ground storage tanks [larger than two hundred and seventy-five (275) gallons], prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. *All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.*

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no *buried* tank shall be placed within twenty feet (20') [of any wall,] *from the outside line of the subway wall*, [separating a building from the subway,] and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. *Where an above ground tank within a building is located within the outer lines of the subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2. Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief *or pressure regulating valve in the piping system* to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connection shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*

7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.*

7.3 Vent Pipes.

7.3.4 Vent pipes shall be provided with an *approved weatherproof hood having a free area of not less than the pipe size area* and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe

terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

Rule 7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') [of] *from any building opening [or] and five feet (5') from any subway grating*, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter [.] *and no fill pipe for #6 oil shall be less than three inches (3") in diameter. The fill pipe terminal shall be located within three feet (3') of the curb, unless otherwise required by the Highway Department or the Transit Authority. Where there are facilities for the delivery tank truck to drive onto the premises, the fill pipe terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.*

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal [.] *or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. *No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, [Plants], Plans, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate of license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner [and] *which shall [provide for] include the location of the building in which the installation [is to be] has been made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.*

10.1.3 No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *the installer has furnished an affidavit that the installation*

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complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

- 10.3.1 All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

- 12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article [11] 12 of the [Administrative] Building Code, except that [in high pressure mercantile and industrial plants] several units may be connected to a *common* [boiler room stack] chimney.
- 12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed[.], *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.*
- 12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time[.]. [and on all installations in one and two family dwellings on approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

Rule 14. Fire Protection.

- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be [firmly anchored to the floor,] set level and *firmly anchored*. The floor beneath [the] stoves or any such heating devices *shall be protected by a shield of ½" asbestos or equivalent extending at least twelve inches (12") beyond the projected area of*

such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

- 14.7 Near each boiler, [or] furnace *or suspended* [of a] fuel oil-burning unit there shall be [kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.] *immediately available one (1) approved hand fire extinguisher of not less than two quart capacity suitable for oil fires or two (2) rounded bottom pails filled with sand.*

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.2 *Except as provided in Rule 15.2.1 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate

- 15.2.1 *The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Fire Commissioner for the installation of such oil burning equipment.*

CORRECTIONS

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on April 24, 1956, as they appeared in Bulletin No. 18, Vol. 41, are hereby corrected to read as follows:

170-36-BZ

APPLICANT—Frank Kessler, for Kathe Kessler, owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance which expired April 20, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution; permitting in a residence use district, for a term of years, the occupancy of a portion of a plot of ground as an open air parking space of more than five motor vehicles and also the conversion of occupancy of an existing structure on the plot to three 3 car garages.

PREMISES AFFECTED—25-13 35th street, east side, 92.04 ft. south of Astoria boulevard, Block 633, Lots 30, 31 and 32, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Kathe Kessler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 20, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 9, 1937, as thereafter amended by resolutions adopted through April 20, 1954, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted under Section 7, subdivision h for a term of two years from the date of this amended resolution, to permit a portion of the premises for the open air parking of more than five motor vehicles and also the conversion of the existing structure to three 3 car garages; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.” (Misc. App. 987/41)

*Correction—Name of owner corrected to read “Kathe Kessler” and inserted in the resolution the permission for the open air parking of more than five motor vehicles in addition to the conversion of the existing structure to three 3 car garages, all as indicated in italics in the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 27, 1945, as they appeared in Bulletin No. 49, Vol. 30, are hereby corrected to read as follows:

591-45-A

APPLICANT—Globe Products Co., Inc., lessee, for 330 Morgan Avenue Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—330 Morgan avenue, northeast corner of Calhoun street (2nd floor); (Block 2911, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Wallace G. Storch.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum
and Deputy Chief Murphy 3
Negative 0
Absent: Commissioner Savage 1

THE RESOLUTION (591-45-A)—

WHEREAS, Globe Products Co., Inc., lessee, for 330 Morgan Avenue Corp., owner, filed September 28, 1945, an appeal from a decision of the fire commissioner, affecting premises 330 Morgan avenue, northeast corner of Calhoun street (2nd floor); (Block 2911, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated August 30, 1945, reads:

“This will acknowledge receipt of your letter of August 23rd, wherein you request a permit for employees to smoke in your factory building situated at the above mentioned premises.

“You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

“You may appeal this decision within 30 days to the Board of Standards and Appeals, Room 1015, Municipal Building, Manhattan.”

and

WHEREAS, the applicant states the building is three stories (43 ft. 6 in.) in height; 80 ft. by 90 ft. in area; of Class 3 construction; erected in 1927; located in an unrestricted use, A Area and Class 1½ height district, and used and occupied since September, 1945, as follows: cellar, vacant; basement, vacant; 1st floor, shipping and 2 rest rooms, 7 persons; 2nd floor, filling containers and offices, 24 persons; 3rd floor, cooking jams and jellies, 15 persons; that the building is equipped with an approved one source sprinkler system but that fire drills are not maintained; that there are two interior stairs, 44 in. wide, of steel construction with cement treads, enclosed in 12 in. brick, equipped with metal self-closing doors, the front stair extends to the roof bulkhead and rear stair leads to the roof by a ladder and scuttle, and to the street through the stair hall; and

WHEREAS, the applicant contends that the employees of the company are stationed, approximately eight hours a day, in the office portion of the building; that this section of the building is also used by salesmen and others who transact business with the firm; that the factory section of the building, where jams, jellies and pie fillings are prepared, blended and cooked and made ready for shipment, is entirely separated from the office portion; that all walls surrounding the office area have been completely fire stopped with approved plaster blocks; that if permission to smoke is granted, care will be exercised at all times, so that the fire hazard will not be increased; it is therefore respectfully requested that permission to smoke be granted to persons within the office portions of this building on the second floor, as shown on plans submitted with this appeal; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the fire commissioner, dated August 30, 1945, and that the appeal be and it hereby is

CORRECTIONS

granted, permitting smoking within the building *on condition* that smoking shall be restricted to the spaces as proposed, namely, the enclosed offices on the 2nd floor front; that no smoking shall be permitted elsewhere throughout the building; that signs shall be posted in such spaces as smoking is herein permitted, as the fire commissioner shall direct; that proper receptacles shall be maintained within such spaces, for smoker's refuse; that the sprinkler system shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that this variance shall continue only so long as the building is occupied as at present and the requirements of this resolution are complied with.

* Correction—Reference to the existence and maintenance of an interior fire alarm system in the building *deleted* in the applicant's statement and in the resolution, as incorrectly stated by the applicant.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 10, 1956, as they appeared in Bulletin No. 29, Vol. 41, are hereby corrected to read as follows:

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-19 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1¼ height district; Oakland street and Huron street are in business and unrestricted use, C area, class 1¼ height districts; India street is in business, unrestricted and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on N.B. Applic. 2728-55, reads:

"1. Proposed building and premises, in a Business zone, to be used for gasoline service station, lubritorium, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sales of auto accessories, parking for more than 5 cars waiting to be serviced is contrary to Article II, PP. 4a, subsections 29 and 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.13 ft. frontage by 60 ft. in depth, now vacant; that it is proposed to construct a gasoline service station and accessory uses; that the building is proposed to have a frontage of 60 ft., irregular and a depth of 28 ft., one story, 13 ft. and 15 ft. 6 in. in height, to be used as office, storage and sales of auto accessories, lubritorium, minor repairs, hand tools only and non-automatic auto laundry; that curb cuts on Oakland street, Huron street and India street are proposed; and

WHEREAS, the applicant states that the property is presently zoned as a business use district, class 1¼ height and a C area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that no previous application for the same or similar relief has been made to the Board; and

WHEREAS, the applicant contends that there is no economic demand for the construction of any use on the subject premises other than a gas station but there is an economic demand for the construction of a modern gas station with the customary accessory uses; that a grant of this application would not adversely affect the neighborhood; that on the east side of Oakland street, within the area of notification, the premises are zoned for unrestricted use and are used for miscellaneous uses such as garage for more than 5 motor vehicles in block 2552, lot 5; motor vehicle repair shop, block 2542, lot 3; gas station and accessory uses, block 2542, lot 7; factory, block 2534, lots 1 and 4; junk shop, block 2524, lot 1 and gas station and accessory uses in block 2524, lot 4; that on India street, east of Oakland street, there are a junk yard in block 2542, lots 11 and 13 and loft and factory buildings in block 2542, lots 15, 16 and 17; block 2534, lot 47; that on Huron street, east of Oakland street, the properties are largely old 2, 3 and 4 story frame and brick tenements, except for a garage for more than 5 motor vehicles in Block 2533, lot 16; that the west side of Oakland street, south of Huron street is zoned for business use to a depth of 100 ft. and for residence use beyond that depth and consequently, the properties abutting the site and opposite the site on the south are in a business use district; that the properties east of Oakland street are all in an unrestricted use district, also the properties on the west side of Oakland street are zoned for unrestricted use and consequently the properties opposite the site on the north and east are in an unrestricted use district; that Huron street is one way westbound while India street is one way eastbound; that consequently, southbound motor vehicles on Oakland street which enter the site via the curb cut on Huron street or Oakland street will leave the premises via Oakland street or India street, so that the proposed use will not increase traffic in the residential area west of Oakland street; that the grant of this application will increase motor vehicular and pedestrian safety because the proposed structure, being set back from the intersection of Oakland and India streets, would give clear visibility to traffic, while a conforming use built at the corner (without a variance) would create a blind intersection, thus endangering public safety; that a grant of this application would improve the appearance of the neighborhood by the elimination of a refuse-strewn lot which is unsightly by day and dangerously dark at night, and it would eliminate the existing billboard signs; that the tenements abutting to the west have no windows opening on their easterly walls and the proposed building which is small both in area and in height, will afford more light and ventilation for their rear windows than would be possible if a larger multiple story building were built on the site in conformity with the zoning resolution; that the proposed limitation of the variance to a term of 15 years gives assurance that the future development of the area along lines incompatible with the present use will not be deferred; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1955 and that the assessed valuation of the land is \$16,000; and

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
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CORRECTIONS

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted the widened condition of Oakland street, also that on the adjoining plot to the north there is now under construction a gasoline service station in the area which is zoned for unrestricted; the committee also noted that the district is unrestricted across Oakland Street and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received December 30, 1955," 3 sheets, and "February 14, 1956", one sheet, *on condition* that all buildings and uses shall be removed from the premises and the premises shall be graded substantially to the grade of Oakland street; that the premises shall be constructed and arranged and designed substantially as indicated on plans above cited; that there shall be erected on the westerly lot line where the unpunctured wall of the accessory building does not occur and returning on India street for a distance of approximately 25 feet, and similarly on Huron street, a woven wire fence of the chain link type on a masonry base for a total height of not less than 5 ft. 6 in.; that the accessory building shall have no cellar underneath and shall be constructed as shown with the front and two exposed ends of face brick; that the rear portion of the building may be of common brick against the adjoining house on lot 42; that the curb cuts shall be

restricted to three curb cuts each 30 ft. in width, located where shown, to Oakland street, and one 20 ft. in width to India street and one of similar width to Huron street within the first 20 ft. from the intersection of Oakland street; that gasoline pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Oakland street; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that the curbing and sidewalks abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of two post standards one at each intersection where shown at right angles to the building line of Oakland street each for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not over four feet; that under Section 7i there may be minor repairing with hand tools maintained for adjustments only within the accessory building; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

* Correction—Reference in the resolution to the measurements of the curb cut located on India street reduced from "25 ft." to "20 ft." and a similar reduction to the curb cut on Huron street.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 36

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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39-BZ and 880-54-BZ.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to August 28, 1956.

Cal. No. Dept. Premises Affected

536-56-BZ—B.Bx.—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx, Alt. 748-56—re parking and storage of motor vehicles—residence use district.

537-56-A—B.Q.—118-21 Queens boulevard, northeast corner of 78th avenue, Block 2270, Lot 13, Forest Hills, Borough of Queens, B.N. 732-56—re ground sign—review of borough superintendent decision.

538-56-A—B.M.—60 Sutton place south, west side, from East 53rd to East 54th streets, Block 1365, Lot 20, Borough of Manhattan, Alt. 1543-55—re proposed use of plexiglas in fireproof building not permitted.

539-56-BZ—B.B.—318-320 54th street, south side, 100 ft. east of 3rd avenue, Block 822, Lots 11 and 13, Borough of Brooklyn, Alt. 3067-55—re change in occupancy from garage to wine bottling—residence use district.

540-56-A—B.B.—318-320 54th street, south side, 100 ft. east of 3rd avenue, Block 822, Lots 11 and 13, Borough of Brooklyn, Alt. 3067-55—re egress.

541-56-BZ—B.M.—148 West 48th street, south side, 225 ft. east of 7th avenue, Block 1000, Lot 53, Borough of Manhattan, Misc. 102-56—re gasoline tanks and pumps, etc.

542-56-BZ—B.Q.—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens, E.S. 47-56—re electric sign.

543-56-BZ—B.B.—6709-6711 and 6713 5th avenue, east side, 63 ft. $\frac{1}{2}$ in. and 101 ft. $\frac{1}{2}$ in. south of 67th street, Block 5856, Lots 18, 19 and 20, Borough of Brooklyn, Alt. 1440-54, Alt. 1439-54 and Alt. 1731-52—re change in use from store and dwelling to manufacturing of auto seat covers—retail use district.

544-56-A—B.M.—132 Greenwich street, west side, 25 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan, Alt. 2061-55—proposed use of 2nd floor as restaurant in non-fireproof construction.

545-56-BZ—B.Bx.—1131-1139 Neill avenue and 2001-2007 Williamsbridge road, northwest corner, Block 4306, Lot 20, Borough of The Bronx, N.B. 638-56—re gasoline service station, minor repairs parking more than 5 cars, etc.—show windows, etc.—residence use district.

546-56-BZ—B.M.—410 Park avenue, southwest corner of East 55th street, Block 1290, Lots 37 and 41, Borough of Manhattan, Amendment to N.B. 25-56—re off-street loading berth; height; setbacks—restricted retail use district.

547-56-SA—AZCO Propane Burning Drying Heater, Model 150-A, manufactured by A to Z Equipment Corp., Appliance.

548-56-SA—Todd Fog Applicator, Model 40E, manufactured by Todd Shipyards Corp., Products Div., Appliance.

549-56-A—B.Q.—217-03 Merrick boulevard, north side, 146.01 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens, Alt. 2506-54—re frame building business use.

550-56-A—B.B.—5107-5111 4th avenue, east side, 50.2 ft. south of 51st street, Block 799, Lot 6, Borough of Brooklyn, Alt. 2243-56—re live load; exits.

551-56-BZ—B.M.—267-273 West 22nd street, north side, 125 ft. east of 8th avenue, Block 772, Lots 8-11 inclusive, Borough of Manhattan, Alt. 719-56—re parking and storage for patrons of restaurant—residence use district.

552-56-BZ—B.B.—2160-2164 58th street, south side, 480 ft. east of 21st avenue, Block 5508, Lot 32, Borough of Brooklyn, Alt. 2038-56—re parking of cars and storage of new cars—residence use district.

553-56-BZ—B.B.—449-453 Degraw street, north side, 150 ft. west of Bond street, Block 416, Lots 50, 51, 53 and 152, Borough of Brooklyn, Alt. 2282-56—re parking and storage of motor vehicles—residence use district.

554-56-A—B.B.—456 Crown street, south side, 320 ft. east of Brooklyn avenue, Block 1299, Lot 23, Borough of Brooklyn, Alt. 2107-56—re Class III construction, etc.; exits.

555-56-BZ—B.Q.—22-50 122nd street and 121-11 23rd avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens, Alt. 2054-55—re gasoline service station, public garage, store, motor vehicle repair shop, lubrication, etc.—retail use district.

556-56-A—B.Q.—22-50 122nd street and 121-11 23rd avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens, Alt. 2054-55—re frame building for business use.

557-56-BZ—B.M.—435 East 117th street, north side, 218 ft. west of Paladino avenue, Block 1711, Lot 16, Borough of Manhattan, Alt. 825-56—re parking and storage of more than 5 motor vehicles—residence use district.

558-56-BZ—B.M.—450 East 117th street, south side, 94 ft. west of Paladino avenue, Block 1710, Lot 130—formerly Lot 30 $\frac{1}{2}$, Borough of Manhattan, Alt. 826-56—re parking and storage of more than 5 motor vehicles—residence use district.

559-56-BZ—B.Bx.—200 West Tremont avenue, south side, 59.65 ft. west of Montgomery avenue, Block 2877, Lots 522, 523 and 525, Borough of The Bronx, Alt. 620-56—re parking lot; curb cuts—residence use district.

560-56-BZ—B.Bx.—565-577 West 235th street, northeast corner of Netherland avenue, Block 3409, Lot 484, Borough of The Bronx, Alt. 3409-56—re parking—residence use district.

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561-56-BZ—B.Q.—1036-1048 Neilson street, east side, 150 ft. south of Dinsmore avenue, Block 45, Lot 18, Far Rockaway, Borough of Queens, N.B. 1545-56—re height limits; area; floor area—residence use, E area district.

562-56-BZ—B.B.—2225 to 2235 Bath avenue and 163-169 Bay 31st street, northeast corner, Block 6416, Lot 6, Borough of Brooklyn, N.B. 87-56—re gasoline service station, lubricatorium, repairs, office, auto laundry, etc.; business entrances and curb cuts—residence use district.

563-56-BZ—B.Q.—48-50 37th street, west side, 282.7 ft. north of Greenpoint avenue, Block 236, Lot 68, Long Island City, Borough of Queens, N.B. 2599-56—re commercial building; area—residence use district.

564-56-A—F.D.—1921-1937 7th avenue, northeast corner of West 116th street, Block 1901, Lot 1, Borough of Manhattan, Decision re Order No. 5600-5—re installation of automatic hose valves.

565-56-A—F.D.—4370 Park avenue, east side, 25 ft. south of East 180th street, Block 3036, Lot 22, Borough of The Bronx, Decision re Order No. 3841-6—re sprinkler system.

566-56-BZ—B.Q.—159-01 to 159-09 South road, northeast corner of 159th street, Block 10117, Lot 51, Jamaica, Borough of Queens, N.B. 2208-56—re gasoline service station, lubrication, minor repairs, parking and storage, etc.; business and residence use district.

567-56-BZ—B.R.—540 Arthur Kill road and 491 Colon avenue, southeast corner and 490 Doane avenue, Block 5451, Lot 77, Great Kills, Borough of Richmond, N.B. 670-56—re gasoline service station, lubricatorium, public garage, car wash, parking and storage, etc.; signs; curb cuts—residence use district.

568-56-BZ—B.Bx.—923-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx, Amendment to Alt. 447-56—re parking of motor vehicles—residence use district.

569-56-BZ—B.B.—514 Lafayette avenue, south side, 100 ft. east of Bedford avenue, Block 1788, Lot 13, Borough of Brooklyn, Alt. 2407-56—re parking and storage of motor vehicles—residence use district.

570-56-BZ—B.B.—2526-2534 Linden boulevard and 219-221 Holly street, southeast corner, Block 4483, Lots 42, 43 and 44, Borough of Brooklyn, N.B. 1166-56—re gasoline service station, motor vehicle repair shop, lubricatorium parking and storage, etc.—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25: By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

CALENDAR

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 11, 1956 for applicant to file revised plans as to new accessory building.

910-54-BZ

APPLICANT—Maxfield Blaufeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubricatorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956, for inspection and decision; then to September 11, 1956, for applicant to file revised plans, eliminating the two greasing pits and the repair work on inside of the building, reduce the curb cut; and show on plan the erection of the two new pumps set back 15 feet, if possible.

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired November 4, 1954—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district the change in occupancy and extension of existing dwelling to a restaurant and refreshment stand for a term of five years.

PREMISES AFFECTED—1940 Bruckner boulevard, south side, 347 ft. east of White Plains road, Block 3677, Lot 62, Borough of The Bronx.

2-52-BZ

APPLICANT—Harry Soled, for Wilroth Realty Co., Inc., owner (Harry-Martin, Inc., lessee).

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired July 17, 1953—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business use, C area district, the extension on first floor using more than the area permitted.

PREMISES AFFECTED—1221 Quentin road, north side, 19 ft. 9½ in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn.

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubricatorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

753-41-BZ—Vol. II

APPLICANT—Julius S. Rapson, for John Scavone, d/b/a Paris Auto Body, owner.

SUBJECT—Application reopened February 27, 1951 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the extension of existing building to be used for auto body repairs, on existing gasoline service station, auto repair shop, ignition, battery and brake service.

PREMISES AFFECTED—185-21 Merrick boulevard, north side, 146.98 ft. east of Montauk street, Block 12711, Lot 18, Springfield Gardens, Borough of Queens.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

558-52-BZ

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U. N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

673-54-BZ

APPLICANT—Leonard F. Rotlikrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

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810-54-BZ

APPLICANT—Lonis Kurtz, for Curt Rahmsdorf, owner.
 SUBJECT—Application October 26, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing one family dwelling, without the required set-back.
 PREMISES AFFECTED—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.
 SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.
 PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.
 SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
 PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.
 SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.
 PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

884-55-BZ

APPLICANT—John F. Fitzsimons, for Ferdinand Dorgler, owner.
 SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the erection of an addition to an existing motor vehicle repair shop and to permit the parking of motor vehicles awaiting service.
 PREMISES—115-16 to 115-18 Atlantic avenue, southwest corner of 116th street, Block 9401, Lots 6 and 8, Richmond Hill, Borough of Queens.

51-56-BZ

APPLICANT—Kenneth W. Milnes, for Salvatore Spiritoso, owner.
 SUBJECT—Application January 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, car wash, lubritorium, minor motor vehicle repairs.

PREMISES—1840 Richmond terrace, southwest corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond.

315-56-BZ

APPLICANT—James J. Manousoff, for John Manousoff, owner.
 SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use g area district the erection of a one family dwelling with less than the required setback from the line of Hanford street as shown on the city map.
 PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

316-56-A

APPLICANT—James J. Manousoff, for John Manousoff, owner.
 SUBJECT—Application April 9, 1956—Appeal from a decision of the borough superintendent—use of cellar for living quarters.
 PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.
 SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.
 PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

525-55-BZ

APPLICANT—Simon B. Zelnik, for Estate of William A. Ryan, owner. (Kathryn T. Ryan, Executrix; Henry Street Foods, Inc., lessee.)
 SUBJECT—Application June 10, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and restricted retail use district, proposed store in the cellar of an old law tenement.
 PREMISES—94 Pineapple street, south side, 92.6 ft. east of Henry street, Block 232, Lot 22, Borough of Brooklyn.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.
 SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.
 PREMISES—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 11, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, September 11, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.
 SUBJECT—Application February 15, 1956—Appeal from a

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decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Luperco ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

467-56-A

APPLICANT—Stephen Tassini, for Octagon Investors, Inc., owner.

SUBJECT—Application July 3, 1956—filed pursuant to section 35, General City Law re erection of building with accessory parking in bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—56-12 Metropolitan avenue, southwest corner of Forest avenue, Block 3366, Lot 32, Ridgewood, Borough of Queens.

312-50-A

APPLICANT—Samuel Rosenblum, for Westmore Realty Corp., owner.

SUBJECT—Application April 28, 1950—Appeal from an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—222-224 West 37th street, south side, 275 ft. west of 7th avenue, Block 786, Lot 62, Borough of Manhattan.

539-50-A

APPLICANT—Mola Realities, Inc., owner.

SUBJECT—Application July 11, 1950—Appeal from an order and a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—261-267 West 35th street, north side, 94 ft. east of 8th avenue, Block 785, Lot 7, Borough of Manhattan.

900-51-A

APPLICANT—Samuel Rosenblum, for K. R. K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—237-245 West 35th street, north side, 357 ft. 10¼ in. west of 7th avenue, Block 785, Lot 18, Borough of Manhattan.

901-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-8th Ave. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—304-306 West 36th street and 519 8th avenue, southwest corner, Block 759, Lot 45, Borough of Manhattan.

902-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-36th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—135-139 West 36th street, north side, 159 ft. 3¾ in. west of Broadway, Block 812, Lot 19, Borough of Manhattan.

903-51-A

APPLICANT—Samuel Rosenblum, for 150 West 28th St. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—150-154 West 28th street, south side, 125 ft. 5 in. east of 7th avenue, Block 803, Lot 67, Borough of Manhattan.

904-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-Wales Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-252 West 36th street, south side, 438 ft. 4 in. west of 7th avenue, Block 785, Lot 67, Borough of Manhattan.

905-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—12-14 West 27th street, south side, 60 ft. 6¼ in. west of Broadway, Block 828, Lot 56, Borough of Manhattan.

906-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-35th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—147-151 West 35th street, north side, 208 ft. 4 in. east of 7th avenue, Block 811, Lot 10, Borough of Manhattan.

907-51-A

APPLICANT—Samuel Rosenblum, for S.I.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—462-468 7th avenue and 209-211 West 35th street, northwest corner, Block 785, Lot 37, Borough of Manhattan.

908-51-A

APPLICANT—Samuel Rosenblum, for Francis Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-228 West 35th street, south side, 225 ft. west of 7th avenue, Block 784, Lot 60, Borough of Manhattan.

909-51-A

APPLICANT—Samuel Rosenblum, for Furcraft Realty Co., Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-246 West 30th street, south side, 200 ft. east of 8th avenue, Block 779, Lot 66, Borough of Manhattan.

910-51-A

APPLICANT—Samuel Rosenblum, for 224 West 30th Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

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PREMISES AFFECTED—224-232 West 30th street, south side, 306 ft. 8 in. west of 7th avenue, Block 779, Lot 57. Borough of Manhattan.

911-51-A

APPLICANT—Samuel Rosenblum, for Charles Kay Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—105-117 Madison avenue, southeast corner of East 30th street, Block 859, Lot 64, Borough of Manhattan.

912-51-A

APPLICANT—Samuel Rosenblum, for Palace Realty Co., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—231-239 West 29th street, north side, 353 ft. 6 in. west of 7th avenue, Block 779, Lot 17, Borough of Manhattan.

913-51-A

APPLICANT—Samuel Rosenblum, for David Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the borough superintendent—re elevator in readiness.

PREMISES AFFECTED—212-216 West 35th street, south side, 93 ft. 9 in. west of 7th avenue, Block 784, Lots 51 and 53, Borough of Manhattan.

914-51-A

APPLICANT—Samuel Rosenblum, for 48 Vesey Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—262-268 West 38th street, south side, 135 ft. 4 in. east of 8th avenue, Block 787, Lots 76 to 79, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, September 14, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules, adoption of.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215. Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 18, 1956, at request of the applicant, to file revised plans.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54. Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

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PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

357-54-BZ

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district the maintenance of a factory for woodworking, rental, working and manufacturing of electrical equipment, that does not front on a legal street.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. $4\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

358-54-A

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—filed pursuant to Sec. 36, General City Law re proposed building does not front on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. $\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than $\frac{1}{2}$ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Niercnberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach Boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

CALENDAR

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard. Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okoshken and Louis Levine, owners. (William Crystal, lessee).

SUBJECT—Application May 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

PREMISES—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

816-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Houser Buick, Inc., owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use D and E-1 area district the addition of old lot 60 for use for parking of more than five motor vehicles for patrons and employees and for the display for sale of more than five motor vehicles in conjunction with the automobile showroom, motor vehicle repair shop and storage garage; previously permitted by the Board.

PREMISES—218-25 Hempstead avenue, north side, 182.25 ft. east of 218th street, Block 10766, Lot 53—old Lots 53, 55, 57 and 60, Queens Village, Borough of Queens.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.

SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner re refrigerating system.

PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 25, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

CALENDAR

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295. Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date.

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

467-55-BZ

APPLICANT—John F. Fitzsimons, for Katie Zwirn, owner.

SUBJECT—Application June 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage, repair shop and dwelling, to garage, storage and roasting of nuts and dwelling.

PREMISES AFFECTED—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041. Lot 26, Borough of The Bronx.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Esposto, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

71-56-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven, owner.

SUBJECT—Application January 31, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and residence use district, proposed parking lot for the parking and storage of more than 5 motor vehicles.

CALENDAR

PREMISES AFFECTED—89-07 to 89-15 (89-15 official)
162nd street, east side, 45.70 ft. south of 89th avenue.
Block 9761, Lots 36 and 39, Jamaica, Borough of Queens.

797-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application October 10, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed change in uses and extension of existing gasoline service station, repair shop, greasing room, office and boiler room to gasoline service station, lubritorium, auto repairs, car washing, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1888 Ralph avenue and 5920-5930 Flatlands avenue, southwest corner, Block 7763. Lots 80, 83 and 86, Borough of Brooklyn.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerclding and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 25, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

412-56-A

APPLICANT—Burke, Green and Groh, for Louis and Grace Molinari, owners (Grace Letter Shop, Lessee).

SUBJECT—Application June 1, 1956—Appeal from a decision of the borough superintendent, re use of frame building, re stairway, etc.

PREMISES AFFECTED—89-29 162nd street, east side, 283 ft. 2¼ in. south of 89th avenue, Block 9761, Lot 28, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 2, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. and H. H. Karsten, owner.

SUBJECT—Application reopened February 7, 1956—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

204-52-BZ

APPLICANT—Henry George Green, for R. and G. Construction Co., Inc., owner (Greer Hydraulics, Inc., lessee).

SUBJECT—Application March 17, 1952—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district the parking and storage of motor vehicles for employees of Greer Hydraulics, Inc. (no fee to be charged).

PREMISES AFFECTED—469-471 18th street, north side, 300 ft. east of 8th avenue, Block 876, Lot 30, Borough of Brooklyn.

CALENDAR

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeades, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district that is permitted.

PREMISES AFFECTED—253-11 Hillside avenue and 83-52 to 83-60 Little Neck parkway, northwest corner and 83-51 to 83-59 253rd street, Block 8596, Lot 33, Bellerose, Borough of Queens.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

834-55-BZ

APPLICANT—Ferdinand Savignano, for Concetta Gior-dano, owner.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the proposed extension of a factory, which includes storage of piano parts, showroom and repairs, wood-working novelties, to exceed the permitted coverage.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, Borough of Brooklyn.

907-55-BZ

APPLICANT—Joseph J. Furman, for Atlantic Auto Parts Co., Inc., owner.

SUBJECT—Application November 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the use of the premises as a parking lot for customers and employees parking.

PREMISES AFFECTED—106-13 95th street, east side, 98.25 ft. south of Liberty avenue, Block 9164, Lots 191 and 192, Ozone Park, Borough of Queens.

982-55-BZ

APPLICANT—Latham C. Squire, for Matilda Sparagna, owner.

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a G1 area district the erection of a dwelling extending approximately 65 sq. ft. into the required rear yard.

PREMISES AFFECTED—166-16 14th road and 1456 Burton street, northeast corner, Block 4618, Lot 31, Beechhurst, Borough of Queens.

5-56-BZ

APPLICANT—Raymond Irrera, for Gennaro Migliaccio, owner.

SUBJECT—Application January 5, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the

erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs and parking cars waiting service.

PREMISES AFFECTED—24-23 Parsons boulevard and 145-07 Willets Point boulevard, northeast corner, Block 4641, Lot 1, Flushing, Borough of Queens.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in use of an existing dwelling to offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building—offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of the Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zone Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zone Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

CALENDAR

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—re (decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.

PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry owners.

SUBJECT—Application June 29, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

522-56-BZ

APPLICANT—Simeon Heller, and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue and 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

SUBJECT—Application July 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

PUBLIC HEARING

PROPOSED AMENDMENTS OF OIL BURNER RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday morning, September 14, 1956 at 10 A.M., in Room 1013, Municipal Building, Manhattan, on Proposed Amendments of Oil Burner Rules.

Matter in *italics* is new; matter in brackets [] old matter to be deleted. Only such rules as are proposed to be amended are published.

OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

PUBLIC HEARING

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes[.] under same requirements as for Commercial Installations.

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in current Commercial Standard [CS12-38] published by the U. S. Department of Commerce, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{	Range Oil
{	No. 1 Fuel Oil
	No. 2 " "
	No. 4 " "
	No. 5 " "
	No. 6 " "

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts and electrical controls suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

- 6.1 Inside of Buildings, Above Ground.
- 6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4") of masonry [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions], with weep holes along the bottom one inch in diameter not more than 3 ft. apart. The masonry walls of a structure may be used as part of the protection.
- [Each storage tank] Storage tanks may be placed in a protective enclosure having solid

masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen (15") greater on all sides than the outside dimensions of the storage [tank] tanks. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank[.] or to the ceiling where the ceiling is less than two feet (2') above the top of the tank. A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the largest tank[;] installed, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.3 Outside of Buildings, Below Ground.

- 6.3.3 All buried storage tanks [larger than two hundred and seventy-five (275) gallons,] prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks of a capacity greater than 275 gallons located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon.....	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more.....	100,000 "

- 6.4.1.1 Two hundred and seventy-five (275) gallon tanks shall be located so as not to interfere with or obstruct any means of egress.

- 6.4.3 All above ground storage tanks [larger than two hundred and seventy-five (275) gallons,] prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.

6.5 Tanks Located Along Line of Subways.

- 6.5.1 Along the line of subways no buried tank shall be placed within twenty feet (20') [of any wall,] from the outside line of the subway

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wall, [separating a building from the subway,] and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. *Where an above ground tank within a building is located within the outer lines of the subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2. Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief or pressure regulating valve in the piping system to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connection shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*

7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.*

7.3 Vent Pipes.

7.3.4 Vent pipes shall be provided with an approved weatherproof hood *having a free area of not less than the pipe size area* and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

Rule 7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') [of] *from any building opening [or] and five feet (5') from any subway grating, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter [.] and no fill pipe for #6 oil shall be less than three inches (3") in diameter. The fill pipe terminal shall be located within three feet (3') of the curb, unless otherwise required by the Highway Department or the Transit Authority.*

Where there are facilities for the delivery tank truck to drive onto the premises, the fill pipe terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal [.] *or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. *No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, [Plants], Plans, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate of license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner [and] *which shall [provide for] include the location of the building in which the installation [is to be] has been made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.*

10.1.3 No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *the installer has furnished an affidavit that the installation complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.*

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper

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affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article [11] 12 of the [Administrative] Building Code, except that [in high pressure mercantile and industrial plants] several units may be connected to a *common* [boiler room stack] chimney.

12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed[.], *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.*

12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time[.]. [and on all installations in one and two family dwellings on approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

Rule 14. Fire Protection.

14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be [firmly anchored to the floor,] set level and *firmly anchored*. The floor beneath [the] stoves or any such heating devices *shall be protected by a shield of 1/2" asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.*

14.7 Near each boiler, [or] furnace *or suspended* [of a] fuel oil-burning unit there shall be [kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.] *immediately available one (1) approved hand fire extinguisher of not less than two quart capacity suitable for oil fires or two (2) rounded bottom pails filled with sand.*

Rule 15. Instruction Cards and Certificate of Fitness.

15.2 *Except as provided in Rule 15.2.1 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate

15.2.1 *The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Fire Commissioner for the installation of such oil burning equipment.*

MINUTES

The minutes of the meeting of the Board of Standards and Appeals held on July 10, 1956, as they appeared in Bulletin No. 29, Vol. 41, are hereby corrected to read as follows:

94-47-BZ—Vol. II

APPLICANT—Siegal and Green, for Dolford Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment as to minor change—re Application (decision of the borough superintendent); previously granted on

condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory building for salesroom, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9; Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegal.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956 only so far as to a request for minor changes and two additional gasoline storage tanks by adding thereto:

"that the minor changes in the arrangement of the gasoline service station and two additional 550 gallon approved storage tanks may be permitted as indicated on revised plans marked 'Received June 20, 1956,' (one sheet), as passed on by the Borough Superintendent under Alt. App. 1029/55 on condition that in all other respects the resolution above cited shall be complied with.'

* Correction—Name of applicant and owner corrected to read as stated above.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 19, 1956, as they appeared in Bulletin No. 26, Vol. 41, are hereby corrected to read as follows:

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.

SUBJECT—Application for consideration—reopened January 17, 1956 as to amendment to resolution as to additional models and marketing under additional trade names—re Iron Fireman Oil Burner, Model M and M3; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 577-39-SA

Subject: Amendment to resolution as to additional models and marketing under additional trade names.

Iron Fireman Manufacturing Company requested by letter dated October 24, 1955 that the resolution adopted June 7, 1939 and amended through November 22, 1955 be amended so as to include additional models of oil burners and permission to market under additional trade names. The application was reopened by a vote of the Board January 17, 1956.

Purpose

The appliance is a gun-type pressure atomizing oil burner.

Description

The model M-2 is similar to the model M (approved by the Board June 7, 1939 under Cal. No. 577-39-SA) except that the capacity of the M2 ranges from 0.06 to 4.50 gph and the model M ranged from 1½ to 5 gph. The model M2 is now designated as model M-15, capacity 0.6 to 1.5 gph. Model M-25, capacity 1.0 to 2.6 gph, model M-35, capacity

2.0 to 3.5 gph. The model M-3 (approved by the Board November 22, 1955) is now designated M-60 capacity 3.0 to 6.0 gph. In all other respects the burners are similar to the model M-2 and M-3.

Recommendation

The Committee on Test recommends that the resolution adopted June 7, 1939 and amended November 22, 1955 under Cal. No. 577-39-SA be amended so as to include the Models M-15, M-20, M-30 and M-60 and further that these burners may be marketed under the additional trade names of Petro P.15, P.25, P.35 and P.60 on condition that the requirements of the resolution adopted June 7, 1939 under Cal. No. 577-39-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 7, 1939 through November 22, 1955 in accordance with the above report.

* Correction—Reference made to model numbers P.20 and P.30 is corrected to read "P.25 and P.35."

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on February 15, 1956, as they appeared in Bulletin No. 8, Vol. 41, are hereby corrected to read as follows:

248-39-BZ

APPLICANT—Lester L. Callan, for *Michael S. Zaloom, owner, doing business as the O. K. Body and Fender Works.*

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—41 Barker street, east side, 700 ft. north of Castleton avenue, Block 197, Lot 34, West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Lester L. Callan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1939, on certain conditions; and

WHEREAS, the resolution was amended on November 13, 1945 and June 26, 1951; and

WHEREAS, the term of variance was extended on November 13, 1945 and June 26, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1939, as thereafter amended by resolution adopted June 26, 1951 only

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so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision i for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. App. 1459/39)

* Correction—Name of owner changed to "Michael S. Zaloom", owner, doing business as the O. K. Body and Fender Works, as indicated in italics.

* CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on June 12, 1956, as they appeared in Bulletin No. 25, Vol. 41, are hereby corrected to read as follows:

880-54-BZ

APPLICANT—Harry A. Geller, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use C area district, the erection and maintenance of a business structure (stores) using more than the area permitted and without the required rear yard at curb level.

PREMISES AFFECTED—728-A and B and 730-A and B East 233rd street, south side, 230.6 ft. east of White Plains road, Block 4846, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry A. Geller.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 6, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 6, 1955 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. App. 1210/54)

* Correction—Name of owner changed from "Tenrab Realty Corp." to "Harry A. Geller."

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943;
Amended Oct. 14, 1955, Effective Nov. 10, 1955;
and Amended June 4, 1956, effective July 2, 1956.
(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 37

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to September 4, 1956

571-56-BZ—B.B.—557-569 7th avenue and 373-393 20th street, northeast corner and 360-386 19th street, Block 887, Lots 1, 18 and 72, Borough of Brooklyn, N.B. 1248-56—re gasoline service station, offices, sales, lubrication, minor repairs, etc.; area excessive—unrestricted and business use district.

572-56-BZ—B.B.—1273-1283 Myrtle avenue and 618-634 Hart street, northeast corner, Block 3228, Lot 1, Borough of Brooklyn, N.B. 1307-56—re gasoline service station, minor repairs, store, lubritorium, etc.—business use district.

573-56-BZ—B.M.—335 West 49th street, north side, 275 ft. east of 9th avenue, Block 1040, Lot 12, Borough of Manhattan, Alt. 181-55—re change in use of 1st floor to iron works—retail use district.

574-56-A—B.M.—335 West 49th street, north side, 275 ft. east of 9th avenue, Block 1040, Lot 12, Borough of Manhattan, Amendment to Alt. 181-55—re exits.

575-56-BZ—B.B.—758 Flatbush avenue, west side, 130 ft. 6 in. south of Woodruff avenue, Block 5063, Lot 43, Borough of Brooklyn, Alt. 747-56—re area—retail use, C area district.

576-56-BZ—B.Q.—49-05 Astoria boulevard, northwest corner of 49th street, Block 1000, Lot 35, Jackson Heights, Borough of Queens, N.B. 325-56—re gasoline service station, lubritorium, auto laundry, minor repairs, parking of motor vehicles, etc.—business and residence use district.

577-56-A—F.D.—Re: Transportation of Diesel Oil in Tank Trucks in New York City (capacity of Tanks not in accordance with F.D. specification covering Tank Trucks), Decision.

578-56-BZ—B.Bx.—1363 Taylor avenue and 1815 McGraw avenue, northwest corner, Block 3881, Lot 1, Borough of The Bronx, Alt. 877-56—re parking and storage—residence use district.

579-56-BZ—B.Q.—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens, N.B. 2000-56—re height.

580-56-A—B.Q.—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens, N.B. 2000-56—re egress; fireproof enclosure.

581-56-BZ—B.Q.—24-01 to 24-11 36th avenue and 35-45 to 35-57 24th street, northeast corner, Block 338, Lot 1, Long Island City, Borough of Queens, N.B. 1473-49—re offices, storage, warehouse, car parking and truck loading and unloading—residence and retail use district.

582-56-BZ—B.B.—25-27 Neptune avenue and 2780 to 2806 East 13th street, northwest corner, Block 7486, Lot 43, Bor-

ough of Brooklyn, N.B. 1254-56—high speed auto laundry, parking of cars—business use district.

583-56-BZ—B.B.—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn, N.B. 1627-56—re gasoline service station, lubritorium, car washing, repairs, etc.; business entrances, etc. and curb cuts within 75 ft. of residence use district—business use district.

584-56-BZ—B.Q.—73-15 Parsons boulevard, northeast corner of 75th avenue, Block 6822, Lot 20, Flushing, Borough of Queens, N.B. 1367-56—re gasoline service station, auto repairs, parking, sale of used cars—local retail use district.

585-56-BZ—B.B.—98-100 Luqueer street (102 displayed), south side, 197 ft. 6 in. east of Clinton street, Block 376, Lot 21, Borough of Brooklyn, Alt. 477-56—re change in use from bottling works to woodworking shop and office—residence use district.

586-56-BZ—B.B.—1750-1764 Dean street, south side, 140 ft. east of Utica avenue, Block 1349, Lot 14, Borough of Brooklyn, Alt. 2148-56—re change in occupancy from public garage to manufacturing and storage of aluminum building products—residence use district.

587-56-A—B.B.—208-210 Brighton 1st (Opal) Court, south side, 45 ft. east of Brighton 1st street, Block 7284, Lot 1038, Borough of Brooklyn, (under section 36, General City Law re erection of building not fronting on legal street—Brighton 1st (Opal) Court), N.B. 2586-55.

588-56-BZ—B.M.—107 East 60th street, north side, 20 ft. east of Park avenue, Block 1395, Lot 4, Borough of Manhattan, Alt. 1179-56—re business use, doctor's office basement and 1st floor—residence use district.

589-56-SM—Dun-Rite 275 Gallon Fuel Oil Storage Tank, manufactured by Dun-Rite Tank Corp., Material.

590-56-A—B.M.—39-41 East 12th street, north side, 225 ft. east of University place, Block 564, Lot 28, Borough of Manhattan, Alt. 989-56—re egress.

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Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25: By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 11, 1956 for applicant to file revised plans as to new accessory building.

910-54-BZ

APPLICANT—Maxfield Blaubeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d

and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubricatorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956, for inspection and decision; then to September 11, 1956, for applicant to file revised plans, eliminating the two greasing pits and the repair work on inside of the building, reduce the curb cut; and show on plan the erection of the two new pumps set back 15 feet, if possible.

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired November 4, 1954—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy and extension of existing dwelling to a restaurant and refreshment stand for a term of five years.

PREMISES AFFECTED—1940 Bruckner boulevard, south side, 347 ft. east of White Plains road, Block 3677, Lot 62, Borough of The Bronx.

2-52-BZ

APPLICANT—Harry Soled, for Wilroth Realty Co., Inc., owner (Harry-Martin, Inc., lessee).

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired July 17, 1953—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business use, C area district, the extension on first floor using more than the area permitted.

PREMISES AFFECTED—1221 Quentin road, north side, 19 ft. 9½ in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn.

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubricatorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

753-41-BZ—Vol. II

APPLICANT—Julius S. Rapson, for John Scavone, d/b/a Paris Auto Body, owner.

CALENDAR

SUBJECT—Application reopened February 27, 1951 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the extension of existing building to be used for auto body repairs, on existing gasoline service station, auto repair shop, ignition, battery and brake service.

PREMISES AFFECTED—185-21 Merrick boulevard, north side, 146.98 ft. east of Montauk street, Block 12711, Lot 18, Springfield Gardens, Borough of Queens.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

558-52-BZ

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U. N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

810-54-BZ

APPLICANT—Louis Kurtz, for Curt Rahmsdorf, owner.

SUBJECT—Application October 26, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing one family dwelling, without the required set-back.

PREMISES AFFECTED—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

884-55-BZ

APPLICANT—John F. Fitzsimons, for Ferdinand Dorgler, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the erection of an addition to an existing motor vehicle repair shop and to permit the parking of motor vehicles awaiting service.

PREMISES—115-16 to 115-18 Atlantic avenue, southwest corner of 116th street, Block 9401, Lots 6 and 8, Richmond Hill, Borough of Queens.

51-56-BZ

APPLICANT—Kenneth W. Milnes, for Salvatore Spiritoso, owner.

SUBJECT—Application January 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, car wash, lubritorium, minor motor vehicle repairs.

PREMISES—1840 Richmond terrace, southwest corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond.

315-56-BZ

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use g area district the erection of a one family dwelling with less than the required setback from the line of Hanford street as shown on the city map.

CALENDAR

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

316-56-A

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—Appeal from a decision of the borough superintendent—use of cellar for living quarters.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

525-55-BZ

APPLICANT—Simon B. Zelnik, for Estate of William A. Ryan, owner. (Kathryn T. Ryan, Executrix; Henry Street Foods, Inc., lessee.)

SUBJECT—Application June 10, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and restricted retail use district, proposed store in the cellar of an old law tenement.

PREMISES—94 Pineapple street, south side, 92.6 ft. east of Henry street, Block 232, Lot 22, Borough of Brooklyn.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

SEPTEMBER 11, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, September 11, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Luperco ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

467-56-A

APPLICANT—Stephen Tassini, for Octagon Investors, Inc., owner.

SUBJECT—Application July 3, 1956—filed pursuant to section 35, General City Law re erection of building with accessory parking in bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—56-12 Metropolitan avenue, southwest corner of Forest avenue, Block 3366, Lot 32, Ridgewood, Borough of Queens.

312-50-A

APPLICANT—Samuel Rosenblum, for Westmore Realty Corp., owner.

SUBJECT—Application April 28, 1950—Appeal from an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—222-224 West 37th street, south side, 275 ft. west of 7th avenue, Block 786, Lot 62, Borough of Manhattan.

539-50-A

APPLICANT—Mola Realities, Inc., owner.

SUBJECT—Application July 11, 1950—Appeal from an order and a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—261-267 West 35th street, north side, 94 ft. east of 8th avenue, Block 785, Lot 7, Borough of Manhattan.

900-51-A

APPLICANT—Samuel Rosenblum, for K. R. K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—237-245 West 35th street, north side, 357 ft. 10¼ in. west of 7th avenue, Block 785, Lot 18, Borough of Manhattan.

901-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-8th Ave. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—304-306 West 36th street and 519 8th avenue, southwest corner, Block 759, Lot 45, Borough of Manhattan.

902-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-36th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—135-139 West 36th street, north side, 159 ft. 3¾ in. west of Broadway, Block 812, Lot 19, Borough of Manhattan.

903-51-A

APPLICANT—Samuel Rosenblum, for 150 West 28th St. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—150-154 West 28th street, south side, 125 ft. 5 in. east of 7th avenue, Block 803, Lot 67, Borough of Manhattan.

904-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-Wales Corp., owner.

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SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-252 West 36th street, south side, 438 ft. 4 in. west of 7th avenue, Block 785, Lot 67, Borough of Manhattan.

905-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—12-14 West 27th street, south side, 60 ft. 6¼ in. west of Broadway, Block 828, Lot 56, Borough of Manhattan.

906-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-35th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—147-151 West 35th street, north side, 208 ft. 4 in. east of 7th avenue, Block 811, Lot 10, Borough of Manhattan.

907-51-A

APPLICANT—Samuel Rosenblum, for S.I.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—462-468 7th avenue and 209-211 West 35th street, northwest corner, Block 785, Lot 37, Borough of Manhattan.

908-51-A

APPLICANT—Samuel Rosenblum, for Francis Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-228 West 35th street, south side, 225 ft. west of 7th avenue, Block 784, Lot 60, Borough of Manhattan.

909-51-A

APPLICANT—Samuel Rosenblum, for Furcraft Realty Co., Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-246 West 30th street, south side, 200 ft. east of 8th avenue, Block 779, Lot 66, Borough of Manhattan.

910-51-A

APPLICANT—Samuel Rosenblum, for 224 West 30th Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-232 West 30th street, south side, 306 ft. 8 in. west of 7th avenue, Block 779, Lot 57, Borough of Manhattan.

911-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—105-117 Madison avenue, southeast corner of East 30th street, Block 859, Lot 64, Borough of Manhattan.

912-51-A

APPLICANT—Samuel Rosenblum, for Palace Realty Co., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—231-239 West 29th street, north side, 353 ft. 6 in. west of 7th avenue, Block 779, Lot 17, Borough of Manhattan.

913-51-A

APPLICANT—Samuel Rosenblum, for David Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the borough superintendent—re elevator in readiness.

PREMISES AFFECTED—212-216 West 35th street, south side, 93 ft. 9 in. west of 7th avenue, Block 784, Lots 51 and 53, Borough of Manhattan.

914-51-A

APPLICANT—Samuel Rosenblum, for 48 Vesey Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—262-268 West 38th street, south side, 135 ft. 4 in. east of 8th avenue, Block 787, Lots 76 to 79, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 14, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

217-21-SR—Proposed Amendments of the Oil Burner Rules, adoption of.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i

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of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubratorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 18, 1956, at request of the applicant, to file revised plans.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubratorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

357-54-BZ

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district the maintenance of a factory for woodworking, rental, working and manufacturing of electrical equipment, that does not front on a legal street.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. 4½ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

358-54-A

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—filed pursuant to Sec. 36, General City Law re proposed building does not front on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. 4½ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 302 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

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959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES—160 Adirondaek boulevard, east side, 369.84 ft. south of Rockaway Beach Boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okoshken and Louis Levine, owners. (William Crystal, lessee).

SUBJECT—Application May 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

PREMISES—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

816-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Houser Buick, Inc., owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use D and E-1 area district the addition of old lot 60 for use for parking of more than five motor vehicles for patrons and employees and for the display for sale of more than five motor vehicles in conjunction with the automobile showroom, motor vehicle repair shop and storage garage; previously permitted by the Board.

PREMISES—218-25 Hempstead avenue, north side, 182.25 ft. east of 218th street, Block 10766, Lot 53—old Lots 53, 55, 57 and 60, Queens Village, Borough of Queens.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.

SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner re refrigerating system.

PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

CALENDAR

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 25, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date.

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

467-55-BZ

APPLICANT—John F. Fitzsimons, for Katie Zwirn, owner.

SUBJECT—Application June 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage, repair shop and dwelling, to garage, storage and roasting of nuts and dwelling.

PREMISES AFFECTED—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

CALENDAR

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041. Lot 26, Borough of The Bronx.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Esposto, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26. Borough of Brooklyn.

71-56-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven, owner.

SUBJECT—Application January 31, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and residence use district, proposed parking lot for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—89-07 to 89-15 (89-15 official) 162nd street, east side, 45.70 ft. south of 89th avenue, Block 9761, Lots 36 and 39, Jamaica, Borough of Queens.

797-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application October 10, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed change in uses and extension of existing gasoline service station, repair shop, greasing room, office and boiler room to gasoline service station, lubritorium, auto repairs, car washing, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1888 Ralph avenue and 5920 5930 Flatlands avenue, southwest corner, Block 7763, Lots 80, 83 and 86, Borough of Brooklyn.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 25, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

931-55-SM

APPLICANT—Ceil-Lite Company, owner.

SUBJECT—Application November 14, 1955—Ceil-Lite (plastic light diffuser).

210-56-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application March 8, 1956—Parkway Dual

CALENDAR

Computer Pump, Model 325 with or without suffix WNC or HS and Remote Control Model 325 RC (gasoline dispenser).

385-56-SA

APPLICANT—Gilbert and Barker Mfg. Company, owner.
SUBJECT—Application March 8, 1956—Gilbarco Calco-Meter Electric Gasoline Dispensers, Models 1002, 1004 and 1006 and Gilbarco Remote Control Gasoline Dispenser, Models 1006RC, 1004RC and 1002RC.

489-54-SA

APPLICANT—Delco Appliance Division of General Motors Corp., owner.
SUBJECT—Application June 2, 1954—Delco Pressure Atomizing Oil Burner, Model H-200 and Paragon Pressure Atomizing Oil Burner, Model P-200U, to be marketed also as Homart Pressure Atomizing Oil Burner, Model 726.201.

549-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.
SUBJECT—Application June 27, 1955—Samco or Chef's Delight Lower Oven Gas Ranges, Models 3236, 3236T, 3336, 3336A, 3436 and 3436A.

304-55-SM

APPLICANT—Sylvania Electric Products, Inc., owner.
SUBJECT—Application April 16, 1956—Sylvania Sylvania-Aire Corrugated Plastic Light Diffuser.

1003-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide & Carbon Corp., owner.
SUBJECT—Application December 24, 1954—Linde Liquid Transport Semi-Trailer for Liquid Oxygen and Argon, Models 250 and 300.

472-55-SM

APPLICANT—Hercules Plastics Corp., owner.
SUBJECT—Application May 27, 1955—Hercules Vacuum Breaker-Back Valves, Models 1 and 2.

791-55-SA

APPLICANT—I. A. Prouser, for The Stove Works, Inc., owner.
SUBJECT—Application September 22, 1955 Wincroft Cook Master, Models 201, 202, 205, 301, 302, 305, 3051, 361, 3651, 3652 and 3620.

309-53-SA

APPLICANT—Bill Glover, Inc., owner.
SUBJECT—Application April 21, 1953—Glover Auto Trol Washer.

497-50-SA

APPLICANT—Bryant Heater Div., for Affiliated Gas Eq., Inc., owner-manufacturer.
SUBJECT—Application May 5, 1950—Bryant Gas-Fired Radiant Panel Heater, Model 401.

896-55-SM

APPLICANT—Beaver-Advance Corporation, owner.
SUBJECT—Application November 3, 1955—Advance Tubular Steel Scaffolding.

406-53-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner.
SUBJECT—Application May 21, 1953—Automatic Dry Pipe Valve and Quick Opening Device (accelerator), Model 39 with Model 1 Accelerator (sprinkler system).

146-50-SA—Vol. II

APPLICANT—Sears-Roebuck & Co., agent for Heintz Mfg. Company, owner.

SUBJECT—Application reopened July 20, 1954—re amendment to resolution as to additional model of Automatic Dishwasher, Model 787.25—re Homart 24 in. Automatic Dishwasher, Model 787.24; previously approved.

874-48-SM—Vol. II

APPLICANT—C. A. Reed Company, owner.
SUBJECT—Application reopened May 22, 1956 as Vol. II to consider a new application for approval of Reed's Silklyk and Velvetex Crepe Folds and Reed's Mammoth Flameproof Crepe Streamers (used for decorative purposes).

72-55-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.
SUBJECT—Application reopened January 24, 1956—re amendment to resolution to include new model Gasoline Dispensers—re Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single); previously approved.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application reopened September 27, 1955—re amendment to resolution to include additional model of Automatic Washers and permission to market under additional trade names—re Home Laundry Automatic Washer, Models 50 and 53; previously approved.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.
SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

412-56-A

APPLICANT—Burke, Green and Groh, for Louis and Grace Molinari, owners (Grace Letter Shop, Lessee).
SUBJECT—Application June 1, 1956—Appeal from a decision of the borough superintendent, re use of frame building, re stairway, etc.
PREMISES AFFECTED—89-29 162nd street, east side, 283 ft. 2¼ in. south of 89th avenue, Block 9761, Lot 28, Jamaica, Borough of Queens.

428-55-A—Vol. II

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.
SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction.
PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

56-56-A

APPLICANT—Sidney Daub, for Kohner Realty Corp., owner.
SUBJECT—Application January 16, 1956—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan.

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.
SUBJECT—Application June 7, 1956—re Appeal from a decision of the borough superintendent—omission of fire wall.

CALENDAR

PREMISES AFFECTED—12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 2, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).
SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).
SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.
SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarth, for A. H. and H. H. Karsten, owner.
SUBJECT—Application reopened February 7, 1956—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

204-52-BZ

APPLICANT—Henry George Green, for R. and G. Construction Co., Inc., owner (Greer Hydraulics, Inc., lessee).

SUBJECT—Application March 17, 1952—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district the parking and storage of motor vehicles for employees of Greer Hydraulics, Inc. (no fee to be charged).

PREMISES AFFECTED—469-471 18th street, north side, 300 ft. east of 8th avenue, Block 876, Lot 30, Borough of Brooklyn.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeades, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district that is permitted.

PREMISES AFFECTED—253-11 Hillside avenue and 83-52 to 83-60 Little Neck parkway, northwest corner and 83-51 to 83-59 253rd street, Block 8596, Lot 33, Bellerose, Borough of Queens.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

834-55-BZ

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the proposed extension of a factory, which includes storage of piano parts, showroom and repairs, wood-working novelties, to exceed the permitted coverage.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, Borough of Brooklyn.

907-55-BZ

APPLICANT—Joseph J. Furman, for Atlantic Auto Parts Co., Inc., owner.

SUBJECT—Application November 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the use of the premises as a parking lot for customers and employees parking.

PREMISES AFFECTED—106-13 95th street, east side, 98.25 ft. south of Liberty avenue, Block 9164, Lots 191 and 192, Ozone Park, Borough of Queens.

982-55-BZ

APPLICANT—Latham C. Squire, for Matilda Sparagna, owner.

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a G1 area district the erection of a dwelling extending approximately 65 sq. ft. into the required rear yard.

PREMISES AFFECTED—166-16 14th road and 1456 Burton street, northeast corner, Block 4618, Lot 31, Beechhurst, Borough of Queens.

5-56-BZ

APPLICANT—Raymond Irrera, for Gennaro Migliaecio, owner.

CALENDAR

SUBJECT—Application January 5, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection of a gas line service station with accessory uses of car washing, minor motor vehicle repairs and parking cars waiting service.

PREMISES AFFECTED—24-23 Parsons boulevard and 145-07 Willets Point boulevard, northeast corner, Block 4641, Lot 1, Flushing, Borough of Queens.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use of an existing dwelling to offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building—offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of the Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zone Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zone Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—re (decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.

PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry owners.

SUBJECT—Application June 29, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

522-56-BZ

APPLICANT—Simeon Heller, and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

CALENDAR

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue and 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

SUBJECT—Application July 19, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 2, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 2, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.

SUBJECT—Application February 4, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 9, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and

residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

674-54-A

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 9, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

648-53-A

APPLICANT—Moritz Simon, for Robert Leith and William C. Browning, owners (Charles Wilson, Inc., lessee).

SUBJECT—Application August 13, 1953—re Appeal from a decision re an order of the fire commissioner—manufacture of inflammable or combustible mixture.

PREMISES AFFECTED—109 West 17th street, north side, 125 ft. west of Avenue of the Americas (6th), Block 793, Lot 30, Borough of Manhattan.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

960-55-A

APPLICANT—Joseph Mitchell, for General Time Corporation, owner.

SUBJECT—Application December 1, 1955—re Appeal from a decision of the fire commissioner—smoking in factory.

PREMISES AFFECTED—107-109 Lafayette street and 98 Walker street, northeast corner, Block 197, Lot 30, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

PUBLIC HEARING

PROPOSED AMENDMENTS OF OIL BURNER RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday morning, September 14, 1956 at 10 A.M., in Room 1013, Municipal Building, Manhattan, on Proposed Amendments of Oil Burner Rules.

Matter in *italics* is new; matter in brackets [] old matter to be deleted. Only such rules as are proposed to be amended are published.

OIL BURNER RULES (217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous *or intermittent* operation.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth *outside of buildings*, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes[.] *under same requirements as for Commercial Installations.*

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in *current* Commercial Standard [CS12-38] published by the U. S. Department of Commerce, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{	Range Oil
{	No. 1 Fuel Oil
	No. 2 " "
	No. 4 " "
	No. 5 " "
	No. 6 " "

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts *and electrical controls* suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

- 6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4") of *masonry* [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions], with weep holes along the bottom one inch in diameter not more than 3 ft. apart. *The masonry walls of a structure may be used as part of the protection.*

[Each storage tank] *Storage tanks* may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen (15") greater on all sides than the outside dimensions of the storage [tank] *tanks*. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank[.] *or to the ceiling where the ceiling is less than two feet (2') above the top of the tank.* A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the *largest tank*[;] *installed*, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.3 Outside of Buildings, Below Ground.

- 6.3.3 All buried storage tanks [larger than two hundred and seventy-five (275) gallons,] prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks of a capacity greater than 275 gallons located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon.....	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more..	100,000 "

- 6.4.1.1 *Two hundred and seventy-five (275) gallon*

PUBLIC HEARING

tanks shall be located so as not to interfere with or obstruct any means of egress.

- 6.4.3 All above ground storage tanks [larger than two hundred and seventy-five (275) gallons], prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. *All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.*

6.5 Tanks Located Along Line of Subways.

- 6.5.1 Along the line of subways no *buried* tank shall be placed within twenty feet (20') [of any wall,] *from the outside line of the subway wall*, [separating a building from the subway,] and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. *Where an above ground tank within a building is located within the outer lines of the subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2. Relief Valves.

- 7.2.2 Oil preheaters shall be of approved type and provided with a relief *or pressure regulating valve in the piping system* to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connection shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*
- 7.2.3 Relief valves shall be set to discharge at not more than one and one-half (1½) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision.* There shall be no shut-off valve in the line of relief.

7.3 Vent Pipes.

- 7.3.4 Vent pipes shall be provided with an *approved* weatherproof hood *having a free area of not less than the pipe size area* and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall paral-

lel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

Rule 7.4 Fill Pipes.

- 7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') [of] *from any building opening [or] and five feet (5') from any subway grating*, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter [...], *and no fill pipe for #6 oil shall be less than three inches (3") in diameter. The fill pipe terminal shall be located within three feet (3') of the curb, unless otherwise required by the Highway Department or the Transit Authority. Where there are facilities for the delivery tank truck to drive onto the premises, the fill pipe terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.*

- 7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal [...], *or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

- 8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. *No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, [Plants], Plans, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

- 10.1.2 Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate of license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner [and] *which shall [provide for] include the location of the building in which the installation [is to be] has been made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.*

- 10.1.3 No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *the installer has furnished an affidavit that the installation*

PUBLIC HEARING

complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article [11] 12 of the [Administrative] Building Code, except that [in high pressure mercantile and industrial plants] several units may be connected to a *common* [boiler room stack] chimney.

12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed[.], *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.*

12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time[.]. [and on all installations in one and two family dwellings on approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

Rule 14. Fire Protection.

14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be [firmly anchored to the floor,] set level and *firmly anchored*. The floor beneath [the] stoves or any such heating devices *shall be protected by a shield of 1/2" asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil con-*

tainers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

14.7 Near each boiler, [or] furnace *or suspended* [of a] fuel oil-burning unit there shall be [kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.] *immediately available one (1) approved hand fire extinguisher of not less than two quart capacity suitable for oil fires or two (2) rounded bottom pails filled with sand.*

Rule 15. Instruction Cards and Certificate of Fitness.

15.2 *Except as provided in Rule 15.2.1 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

15.2.1 *The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Fire Commissioner for the installation of such oil burning equipment.*

MINUTES

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on July 24, 1956, as they appeared in Bulletin No. 31, Vol. 41, are hereby corrected to read as follows:

42-56-BZ

APPLICANT—Paul Friedman, for Carmine A. Ventiera and Anne Reimer, as Executors of the Estate of Catherine J. Haubt, owner.

SUBJECT—Application January 23, 1956—re (decision of

MINUTES

the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, storage and sales of auto accessories, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Euclid avenue are in a business use, C area, class 1 height district; Jamaica avenue is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 9, 1956 acting on N.B. Applic. 2861-55 reads:

"1. Proposed building and premises, in a Business zone, to be used for Gasoline service, lubritorium, minor repair (hand tools only) auto washing (non automatic) office, storage and sales of auto accessories; parking for more than 5 cars waiting to be serviced. is contrary to Article II, P. 4-a, subsections 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 53 ft. 3 in. frontage by 78 ft. 6 in. in depth, on which is located a one family dwelling and garage, to be demolished; that it is proposed to erect a modern gasoline service station, lubritorium, minor repairs with hand tools only, auto washing, non-automatic, office, storage and sales of auto accessories and parking for more than five cars awaiting service; and

WHEREAS, the applicant states that the subject premises consists of a corner lot having a frontage of 53 ft. 3 in. on Jamaica avenue and 78 ft. 6 in. on Euclid avenue, on which is constructed an old dilapidated and vacant two story frame building and garage; that the frame building was erected prior to 1906 and was used for store and hotel; that in 1906 under Alt. 146-1906 an extension was added to the existing building and the building was used for store and boarding house; that on July 23, 1928 certificate of occupancy No. 51716 was issued for a one car private garage as accessory to dwelling on front of plot; that the premises have been vacant and in an uninhabitable condition for at least the past five years; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for a conforming use store development as the store facilities located nearby adequately serve the neighborhood, and the area to the north and opposite the subject premises is used for cemetery purposes, which precludes any residential support; that there is a demand for the use of the subject premises as proposed, because it is located along Jamaica avenue which sustains a substantial volume of through traffic and also because Jamaica avenue and Cypress Hill road, which commences where Euclid avenue terminates at Jamaica avenue, are heavily trafficked streets, and because the proposed use would yield a reasonable return on the owner's investment; that a grant of the instant application would benefit the surrounding neighborhood because it would

result in the removal of the existing, uninhabitable frame building which is an eyesore and represents a potential fire hazard; that a grant of this application would not adversely affect the surrounding area; that to the north and opposite the subject premises the area is devoted to cemetery purposes; that the balance of the block front, Block 4105, to the east of the premises is zoned for business and unrestricted use, the unrestricted use being within 100 ft. on Crescent street, and is largely developed with uses which would only be permitted as a matter of right in an unrestricted or manufacturing use district, such as cemetery monument works on lots 32, 41, 43 and 44 and garage and gas station on lot 34, so that the use as proposed would be harmonious with the existing uses; that to the west and opposite the subject premises the property is zoned for business use and is extensively used for cemetery monument works, block 4104, lots 30, 31, 32 and 35, and factory on lot 24; that the adjoining property to the south, which is located in a business use district, will be buffered and protected by the proposed erection of a 5 ft. 6 in. high brick fence wall along the entire southerly lot line of the subject premises and for a distance of 10 ft. along the easterly lot line, to the wall of the proposed building; that both sides of Euclid avenue, south of Jamaica avenue are zoned for business use for the entire block, except within 100 ft. of Etna street; that a grant of this application would provide more light and ventilation for surrounding properties because the proposed structure would occupy considerably less area and bulk than a conforming use structure; that it would promote public safety because the proposed structure would decrease traffic hazards which are incident to the development of buildings flush to the building lines at corners and which thereby create blind intersections; that the proposed structure would be set back from the Jamaica and Euclid avenue building lines, giving clear visibility to traffic at the intersections; and

WHEREAS, the applicant requests that this application be granted for a term of 15 years subject to such conditions as the Board may deem appropriate; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1926; December 4, 1934; April 18, 1953 and April 5, 1955; that the assessed valuation of land is \$8,500 and of the building \$1,500 making a total of \$10,000; that the building was erected prior to 1906; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted the peculiar zoning of Euclid avenue and recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, for a term of 15 years to permit the site to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received January 23, 1956", 4 sheets, and "January 27, 1956", one sheet, *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be levelled substantially to the grade of Jamaica avenue and Euclid avenue; that the premises shall be constructed and arranged as indicated on such plans; that the accessory building shall be of the design and arrangement as shown and faced with face brick; that there shall be erected on the interior lot lines where walls of adjoining buildings or of the proposed building do not occur, a woven wire fence of the chain link type erected on a masonry base to a total height of 5 ft. 6 in. with suitable terminating posts at the building line, except that on the side lot line to the east as shown there shall be erected a masonry wall not less than 5 ft. 6 in. in height and such wall shall be continued along the southerly lot

MINUTES

line; that there shall be no windows in the accessory building facing the adjoining premises; that in all other respects the building shall comply with the requirements of the Building Code; that pumps shall be of a low approved type and erected not nearer than 15 ft. to either street building line; that gasoline storage tanks shall not exceed eight 550 gallon approved tanks; that curb cuts shall be restricted to two curb cuts on Jamaica avenue, each 15 ft. in width and two curb cuts to Euclid avenue each 25 ft. in width; that no portion of any curb cut shall be nearer than 5 ft. to a side lot line as prolonged; that at the intersection of Jamaica avenue and Euclid avenue there shall be a block of concrete extending for a distance of five feet along the lot line from such intersection and not less than 12 inches in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that where not occupied by accessory building and pumps, the open area where not built upon shall be paved with concrete or asphaltic pavement; that sidewalks and curbing abutting

the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersections of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that under Section 7i there may be minor repairing maintained solely within the accessory building with hand tools for adjustments only; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—"Pitkin" avenue corrected to read "*Euclid*" avenue, as indicated in italics in the resolution and the word "not" deleted in the second line of the resolution.

RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

**Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943;
Amended Oct. 14, 1955, Effective Nov. 10, 1955;
and Amended June 4, 1956, effective July 2, 1956.**
(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.

BOARD OF STANDARDS AND APPEALS
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3
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RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

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CITY OF NEW YORK

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No. 38

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, September 11, 1956, Affecting Calendar Numbers 803-26-BZ—Vol. III, 129-55-A, 224-38-BZ—Vol. III, 118-48-BZ—Vol. III, 2-52-BZ, 558-52-BZ, 218-53-A, 698-52-BZ, 192-53-BZ—Vol. II, 673-54-BZ, 810-54-BZ, 910-54-BZ, 969-54-BZ, 525-55-BZ, 807-55-BZ, 884-55-BZ, 51-56-BZ, 271-56-BZ, 315-56-BZ, 316-56-A, 474-56-BZ and 753-41-BZ—Vol. II.

Minutes of Regular Meeting, Tuesday Afternoon, September 11, 1956, Affecting Calendar Numbers 467-56-A, 312-50-A, 539-50-A, 900-51-A, 901-51-A, 902-51-A, 903-51-A, 904-51-A, 905-51-A, 906-51-A, 907-51-A, 908-51-A, 909-51-A, 910-51-A, 911-51-A, 912-51-A, 913-51-A, 914-51-A, 775-55-A, 89-56-A, 137-24-BZ—Vol. II, 228-44-BZ, 858-19-BZ—Vol. III, 543-27-BZ, 44-28-BZ—Vol. II, 510-39-BZ—Vol. II, 844-52-BZ, 555-53-BZ, 556-53-A, 52-54-BZ, 148-55-BZ, 328-55-BZ, 329-55-A, 236-32-BZ—Vol. II, 743-42-BZ—Vol. III, 174-52-BZ—Vol. II, 203-53-BZ, 204-53-BZ, 444-53-BZ, 453-53-BZ, 253-54-BZ and 348-54-BZ.

Minutes of Special Meeting, Friday, September 14, 1956, Affecting Calendar Number 217-21-SR.

Correction Affecting Calendar Number 959-54-A.

Adopted Amendments to the Oil Burner Rules.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to September 11, 1956

591-56-A—B.B.—15-19 Saratoga avenue and 943-953 Hancock street, northeast corner, Block 1489, Lot 1 (15-21), Borough of Brooklyn, Alt. 119-45—re egress.

592-56-SM—Accesso Acoustical Suspension Ceiling System, manufactured by Accesso Systems, Inc., Material.

593-56-BZ—M & A—1620-1644 Shore parkway, south side, 148.59 ft. east of Bay parkway and 8975-8993 Bay parkway, Block 6946, Lots 301 and 315 and Block 6491, Lots 13, 19 and 55, Borough of Brooklyn, Decision—re fuel oil storage tanks.

594-56-A—B.M.—36-Central Park South, east side, 270 ft. east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan, Amendment to Alt. 44-49—re doctor's offices in residence use district.

595-56-SA—DeVilbiss Paint Heater, Models MH-503, MH-506 and Exchanger MH-501 and MH Heated Hose Assemblies, manufactured by The DeVilbiss Co., Appliance.

596-56-SA—Comforteer Gas-fired Space or Room Heater, Models 1125-S, 118-S, 1225-S, 135-S, 1112-W and 1112-C, manufactured by Herron Stove and Foundry Co., Inc., Appliance.

597-56-SM—Rollform Inc. Perforated Metal Pan Acoustical Units, manufactured by Rollform, Inc., Material.

598-56-A—B.M.—70-72 Park avenue and 43 East 38th street, northwest corner, Block 868, Lots 36-38, Borough of Manhattan, Amendment to Alt. 370-54—re Multiple Dwelling—minimum dimensions of yards and courts.

599-56-A—B.M.—17-27 Vandewater street, north side, 114.1 ft. east of Brooklyn Bridge and 45-51 Rose street, Block 114, Lot 37, Borough of Manhattan, B.N. 2567-56—re egress.

600-56-A—B.B.—388-390 Court street and 232-234 Carroll street, southwest corner, Block 356, Lot 27, Borough of Brooklyn, Alt. 1929-56—re stairs, live load.

601-56-A—B.M.—18 West 27th street, south side, 110 ft. 6¼ in. west of Broadway, Block 828, Lot 59, Borough of Manhattan, Alt. 153-56—re fireproof partitions; hallway; interior stairway; egress.

602-56-BZ—B.Q.—44-17 Douglaston parkway, east side, 179 ft. south of 44th avenue, Block 8111, Lot 12, Douglaston, Borough of Queens, Alt. 991-56—re work shop in local retail use district.

603-56-A—B.Q.—44-17 Douglaston parkway, east side, 179 ft. south of 44th avenue, Block 8111, Lot 12, Douglaston, Borough of Queens, Alt. 991-56—re egress.

604-56-SM—Leeder Dry Chemical Fire Extinguisher, Models 5, 10, 15, 20, 25, 30, 1½, 2½ and 4, manufactured by Leeder Manufacturing Co., Material.

605-56-BZ—B.Bx.—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx, N.B. 402-56—re gasoline service station, lubricatorium, minor repairs, parking of cars awaiting service—restricted retail and residence use district.

606-56-BZ—B.Q.—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue and 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens, N.B. 326-56—re gasoline service station, lubricatorium, auto laundry repairs, parking of cars to be serviced, etc.—business use district.

607-56-BZ—B.Q.—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343; Lot 105, Flushing, Borough of Queens, N.B. 3305-56—re gasoline service station, lubricatorium, auto laundry, repair shop, parking of cars awaiting service; rear yard—retail use district.

608-56-BZ—B.Bx.—2812-2818 Westchester avenue and 1601-1611 Mulford avenue, southwest corner and 2815-2819 Middleton road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx, N.B. 1182-56—re gasoline service station, accessory motor vehicle repairs, lubricatorium, car washing, office and sales, etc.—business use district.

609-56-BZ—B.Q.—143-02 to 143-06 Springfield boulevard and 186-16 to 186-24 143rd avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens, N.B. 2990-56—re gasoline service station, lubricatorium, car washing, minor repairs, office, sales and storage of automotive parts, parking of cars to be serviced—residence use district.

610-56-BZ—B.Q.—116-56 Farmers boulevard, west side, 20.49 ft. south of Dunkirk street, Block 10381, Lot 51, St. Albans, Borough of Queens, Alt. 1662-56—re free parking for patrons of adjoining stores—residence use district.

Restored to Docket

858-19-BZ—Vol. III—B.B.—1520-1528A Fulton street, south side, 260 ft. east of Kingston avenue, Block 1864, Lot 14, Borough of Brooklyn, Alt. 1787-56—re change of use from public garage to public garage, gasoline service station, lubricatorium, car washing, storage of parts, etc.—retail use district.

44-28-BZ—Vol. II—B.B.—3601-3623 Snyder avenue, north side, from Brooklyn avenue to East 37th street, 995-997 Brooklyn avenue and 310-316 East 37th street, Block 4890, Lots 32, 35, 36, 38 and 39, Borough of Brooklyn, N.B. 1167-56—re high speed auto laundry, car polishing, storage, boiler room, locker room, parking of cars waiting to be dried, etc.; business entrance, curb cuts and signs within 75 ft. of a residence zone—business use district.

510-39-BZ—Vol. II—B.Bx.—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots

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334, 336 and 340, Borough of The Bronx, N.B. 155-55—re gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; parking and storage of motor vehicles, etc.—business and unrestricted use district.

543-27-BZ—B.B.—169-181 Empire boulevard, north side, 160 ft. east of Bedford avenue, Block 1307, Lots 80-84, Borough of Brooklyn, Alt. 2493-56—re change of use from factory to garage for more than 5 motor vehicles—business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules ...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ...	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 18, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 18, 1956, at request of the applicant, to file revised plans.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

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PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 11, 1956 for applicant to file revised plans as to new accessory building; then to September 18, 1956, at the request of applicant to file further revised plans.

910-54-BZ

APPLICANT—Maxfield Blaufeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubricatorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

Laid over from July 10, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956, for inspection and decision; then to September 11, 1956, for applicant to file revised plans, eliminating the two greasing pits and the repair work on inside of the building, reduce the curb cut; and show on plan the crection of the two new pumps set back 15 feet, if possible; then to September 18, 1956, for applicant to file revised plans as to number of pumps and height of wall.

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired November 4, 1954—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy and extension of existing dwelling to a restaurant and refreshment stand for a term of five years.

PREMISES AFFECTED—1940 Bruckner boulevard, south side, 347 ft. east of White Plains road, Block 3677, Lot 62, Borough of The Bronx.

Laid over from September 11, 1956 to September 18, 1956, for the preparation of a new digest.

2-52-BZ

APPLICANT—Harry Soled, for Wilroth Realty Co., Inc., owner (Harry-Martin, Inc., lessee).

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired July 17, 1953—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business use, C area district, the extension on first floor using more than the area permitted.

PREMISES AFFECTED—1221 Quentin road, north side, 19 ft. 9½ in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn.

Laid over from September 11, 1956 to September 18, 1956, for the preparation of a new digest.

810-54-BZ

APPLICANT—Louis Kurtz, for Curt Rahmsdorf, owner.

SUBJECT—Application October 26, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing one family dwelling, without the required set-back.

PREMISES AFFECTED—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx.

Laid over from September 11, 1956 to September 18, 1956, at 10 A. M., applicant to file proof of service in accordance with the requirements.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubricatorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 18, 1956, at the request of an objector; no further request for adjournment.

884-55-BZ

APPLICANT—John F. Fitzsimons, for Ferdinand Dorgler, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the erection of an addition to an existing motor vehicle repair shop and to permit the parking of motor vehicles awaiting service.

PREMISES—115-16 to 115-18 Atlantic avenue, southwest corner of 116th street, Block 9401, Lots 6 and 8, Richmond Hill, Borough of Queens.

Laid over from September 11, 1956 to September 18, 1956, for applicant to file more complete plan, showing existing and proposed conditions, including the existing legal curb cuts; hearing closed.

525-55-BZ

APPLICANT—Simon B. Zelnik, for Estate of William A. Ryan, owner. (Kathryn T. Ryan, Executrix; Henry Street Foods, Inc., lessee.)

SUBJECT—Application June 10, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and restricted retail use district, proposed store in the cellar of an old law tenement.

PREMISES—94 Pineapple street, south side, 92.6 ft. east of Henry street, Block 232, Lot 22, Borough of Brooklyn.

Laid over from September 11, 1956 to September 18, 1956, for additional information from the applicant as to "marble" and antique shop, i.e., its owner, lease, etc.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

CALENDAR

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

357-54-BZ

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district the maintenance of a factory for woodworking, rental, working and manufacturing of electrical equipment, that does not front on a legal street.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. 4 $\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

358-54-A

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—filed pursuant to Sec. 36, General City Law re proposed building does not front on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. $\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than $\frac{1}{2}$ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

CALENDAR

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach Boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okoshken and Louis Levine, owners. (William Crystal, lessee).

SUBJECT—Application May 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

PREMISES—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

816-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Houser Buick, Inc., owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use D and E-1 area district the addition of old lot 60 for use for parking of more than five motor vehicles for patrons and employees and for the display for sale of more than five motor vehicles in conjunction with the automobile showroom, motor vehicle repair shop and storage garage; previously permitted by the Board.

PREMISES—218-25 Hempstead avenue, north side, 182.25 ft. east of 218th street, Block 10766, Lot 53—old Lots 53, 55, 57 and 60, Queens Village, Borough of Queens.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.

SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner re refrigerating system.

PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Luperco ATC and Lupercol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

312-50-A

APPLICANT—Samuel Rosenblum, for Westmore Realty Corp., owner.

SUBJECT—Application April 28, 1950—Appeal from an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—222-224 West 37th street, south side, 275 ft. west of 7th avenue, Block 786, Lot 62, Borough of Manhattan.

539-50-A

APPLICANT—Mola Realities, Inc., owner.

SUBJECT—Application July 11, 1950—Appeal from an order and a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—261-267 West 35th street, north side, 94 ft. east of 8th avenue, Block 785, Lot 7, Borough of Manhattan.

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900-51-A

APPLICANT—Samuel Rosenblum, for K. R. K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—237-245 West 35th street, north side, 357 ft. 10¼ in. west of 7th avenue, Block 785, Lot 18, Borough of Manhattan.

901-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-8th Ave. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—304-306 West 36th street and 519 8th avenue, southwest corner, Block 759, Lot 45, Borough of Manhattan.

902-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-36th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—135-139 West 36th street, north side, 159 ft. 3¾ in. west of Broadway, Block 812, Lot 19, Borough of Manhattan.

903-51-A

APPLICANT—Samuel Rosenblum, for 150 West 28th St. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—150-154 West 28th street, south side, 125 ft. 5 in. east of 7th avenue, Block 803, Lot 67, Borough of Manhattan.

904-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-Wales Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-252 West 36th street, south side, 438 ft. 4 in. west of 7th avenue, Block 785, Lot 67, Borough of Manhattan.

905-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—12-14 West 27th street, south side, 60 ft. 6¼ in. west of Broadway, Block 828, Lot 56, Borough of Manhattan.

906-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-35th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—147-151 West 35th street, north side, 208 ft. 4 in. east of 7th avenue, Block 811, Lot 10, Borough of Manhattan.

907-51-A

APPLICANT—Samuel Rosenblum, for S.I.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—462-468 7th avenue and 209-211 West 35th street, northwest corner, Block 785, Lot 37, Borough of Manhattan.

908-51-A

APPLICANT—Samuel Rosenblum, for Francis Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-228 West 35th street, south side, 225 ft. west of 7th avenue, Block 784, Lot 60, Borough of Manhattan.

909-51-A

APPLICANT—Samuel Rosenblum, for Furcraft Realty Co., Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-246 West 30th street, south side, 200 ft. east of 8th avenue, Block 779, Lot 66, Borough of Manhattan.

910-51-A

APPLICANT—Samuel Rosenblum, for 224 West 30th Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-232 West 30th street, south side, 306 ft. 8 in. west of 7th avenue, Block 779, Lot 57, Borough of Manhattan.

911-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—105-117 Madison avenue, southeast corner of East 30th street, Block 859, Lot 64, Borough of Manhattan.

912-51-A

APPLICANT—Samuel Rosenblum, for Palace Realty Co., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—231-239 West 29th street, north side, 353 ft. 6 in. west of 7th avenue, Block 779, Lot 17, Borough of Manhattan.

913-51-A

APPLICANT—Samuel Rosenblum, for David Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the borough superintendent—re elevator in readiness.

PREMISES AFFECTED—212-216 West 35th street, south side, 93 ft. 9 in. west of 7th avenue, Block 784, Lots 51 and 53, Borough of Manhattan.

914-51-A

APPLICANT—Samuel Rosenblum, for 48 Vesey Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—262-268 West 38th street, south side, 135 ft. 4 in. east of 8th avenue, Block 787, Lots 76 to 79, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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SEPTEMBER 25, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 25, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295. Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date.

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline

service station, lubritorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 25, 1956, at the request of an objectant; no further request for adjournment.

467-55-BZ

APPLICANT—John F. Fitzsimons, for Katie Zwirn, owner.

SUBJECT—Application June 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage, repair shop and dwelling, to garage, storage and roasting of nuts and dwelling.

PREMISES AFFECTED—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a

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gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Espo-sito, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

71-56-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven owner.

SUBJECT—Application January 31, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and residence use district, proposed parking lot for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—89-07 to 89-15 (89-15 official) 162nd street, east side, 45.70 ft. south of 89th avenue, Block 9761, Lots 36 and 39, Jamaica, Borough of Queens.

797-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application October 10, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed change in uses and extension of existing gasoline service station, repair shop, greasing room, office and boiler room to gasoline service station, lubritorium, auto repairs, car washing, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1888 Ralph avenue and 5920-5930 Flatlands avenue, southwest corner, Block 7763, Lots 80, 83 and 86, Borough of Brooklyn.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A

of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 25, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

931-55-SM

APPLICANT—Ceil-Lite Company, owner.

SUBJECT—Application November 14, 1955 — Ceil-Lite (plastic light diffuser).

210-56-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application March 8, 1956—Parkway Dual Computer Pump, Model 325 with or without suffix WNC or HS and Remote Control Model 325 RC (gasoline dispenser).

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385-56-SA

APPLICANT—Gilbert and Barker Mfg. Company, owner.
SUBJECT—Application March 8, 1956—Gilbarco Calco-Meter Electric Gasoline Dispensers, Models 1002, 1004 and 1006 and Gilbarco Remote Control Gasoline Dispenser, Models 1006RC, 1004RC and 1002RC.

489-54-SA

APPLICANT—Delco Appliance Division of General Motors Corp., owner.
SUBJECT—Application June 2, 1954—Delco Pressure Atomizing Oil Burner, Model H-200 and Paragon Pressure Atomizing Oil Burner, Model P-200U, to be marketed also as Homart Pressure Atomizing Oil Burner, Model 726.201.

549-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.
SUBJECT—Application June 27, 1955—Samco or Chef's Delight Lower Oven Gas Ranges, Models 3236, 3236T, 3336, 3336A, 3436 and 3436A.

304-56-SM

APPLICANT—Sylvania Electric Products, Inc., owner.
SUBJECT—Application April 16, 1956—Sylvania Sylvania Aire Corrugated Plastic Light Diffuser.

1003-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide & Carbon Corp., owner.
SUBJECT—Application December 24, 1954—Linde Liquid Transport Semi-Trailer for Liquid Oxygen and Argon, Models 250 and 300.

472-55-SM

APPLICANT—Hercules Plastics Corp., owner.
SUBJECT—Application May 27, 1955—Hercules Vacuum Breaker-Back Valves, Models 1 and 2.

791-55-SA

APPLICANT—I. A. Prouser, for The Stove Works, Inc., owner.
SUBJECT—Application September 22, 1955 Wincroft Cook Master, Models 201, 202, 205, 301, 302, 305, 3051, 361, 3651, 3652 and 3620.

309-53-SA

APPLICANT—Bill Glover, Inc., owner.
SUBJECT—Application April 21, 1953—Glover Auto Trol Washer.

497-50-SA

APPLICANT—Bryant Heater Div., for Affiliated Gas Eq., Inc., owner-manufacturer.
SUBJECT—Application May 5, 1950—Bryant Gas-Fired Radiant Panel Heater, Model 401.

896-55-SM

APPLICANT—Beaver-Advance Corporation, owner.
SUBJECT—Application November 3, 1955—Advance Tubular Steel Scaffolding.

406-53-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner.
SUBJECT—Application May 21, 1953—Automatic Dry Pipe Valve and Quick Opening Device (accelerator), Model 39 with Model 1 Accelerator (sprinkler system).

146-50-SA—Vol. II

APPLICANT—Sears-Roebuck & Co., agent for Heintz Mfg. Company, owner.
SUBJECT—Application reopened July 20, 1954—re amendment to resolution as to additional model of Automatic Dishwasher, Model 787.25—re Homart 24 in. Automatic Dishwasher, Model 787.24; previously approved.

874-48-SM—Vol. II

APPLICANT—C. A. Reed Company, owner.
SUBJECT—Application reopened May 22, 1956 as Vol. II to consider a new application for approval of Reed's Silklyk and Velvetex Crepe Folds and Reed's Mammoth Flameproof Crepe Streamers (used for decorative purposes).

72-55-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.
SUBJECT—Application reopened January 24, 1956—re amendment to resolution to include new model Gasoline Dispensers—re Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single); previously approved.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application reopened September 27, 1955—re amendment to resolution to include additional model of Automatic Washers and permission to market under additional trade names—re Home Laundry Automatic Washer, Models 50 and 53; previously approved.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.
SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

412-56-A

APPLICANT—Burke, Green and Groh, for Louis and Grace Molinari, owners (Grace Letter Shop, Lessee).
SUBJECT—Application June 1, 1956—Appeal from a decision of the borough superintendent, re use of frame building, re stairway, etc.
PREMISES AFFECTED—89-29 162nd street, east side, 283 ft. 2¼ in. south of 89th avenue, Block 9761, Lot 28, Jamaica, Borough of Queens.

428-55-A—Vol. II

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.
SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction.
PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

56-56-A

APPLICANT—Sidney Daub, for Kohner Realty Corp., owner.
SUBJECT—Application January 16, 1956—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan.

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.
SUBJECT—Application June 7, 1956—re Appeal from a decision of the borough superintendent—omission of fire wall.
PREMISES AFFECTED—12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

OCTOBER 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 2, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, at the request of an objector; no further request for adjournment.

558-52-BZ

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U. N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

Laid over from September 11, 1956 to October 2, 1956, at the request of the applicant; no further request for adjournment.

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

Laid over from September 11, 1956 to October 2, 1956, for further consideration, and for applicant to furnish additional information as to upland property and marginal street.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district a gasoline service

station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, for applicant to file a revised plan showing increased planting area on the proposed extension; hearing closed.

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

543-27-BZ

APPLICANT—Henry L. Bayles, for 169 Holding Corp., owner.

SUBJECT—Application reopened September 11, 1956 for consideration as to amendment—restoration to garage—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—169-181 Empire boulevard, north side, 160 ft. east of Bedford avenue, Block 1307, Lots 80-84, Borough of Brooklyn.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. and H. H. Karsten, owner.

SUBJECT—Application reopened February 7, 1956—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

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204-52-BZ

APPLICANT—Henry George Green, for R. and G. Construction Co., Inc., owner (Greer Hydraulics, Inc., lessee).

SUBJECT—Application March 17, 1952—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district the parking and storage of motor vehicles for employees of Greer Hydraulics, Inc. (no fee to be charged).

PREMISES AFFECTED—469-471 18th street, north side, 300 ft. east of 8th avenue, Block 876, Lot 30, Borough of Brooklyn.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeades, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district that is permitted.

PREMISES AFFECTED—253-11 Hillside avenue and 83-52 to 83-60 Little Neck parkway, northwest corner and 83-51 to 83-59 253rd street, Block 8596, Lot 33, Bellerose, Borough of Queens.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

834-55-BZ

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the proposed extension of a factory, which includes storage of piano parts, showroom and repairs, wood-working novelties, to exceed the permitted coverage.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, Borough of Brooklyn.

907-55-BZ

APPLICANT—Joseph J. Furman, for Atlantic Auto Parts Co., Inc., owner.

SUBJECT—Application November 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the use of the premises as a parking lot for customers and employees parking.

PREMISES AFFECTED—106-13 95th street, east side, 98.25 ft. south of Liberty avenue, Block 9164, Lots 191 and 192, Ozone Park, Borough of Queens.

982-55-BZ

APPLICANT—Latham C. Squire, for Matilda Sparagna, owner.

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under section 21 of the

zoning resolution, to permit in a G1 area district the erection of a dwelling extending approximately 65 sq. ft. into the required rear yard.

PREMISES AFFECTED—166-16 14th road and 1456 Burton street, northeast corner, Block 4618, Lot 31, Beechhurst, Borough of Queens.

5-56-BZ

APPLICANT—Raymond Irrera, for Gennaro Migliaccio, owner.

SUBJECT—Application January 5, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs and parking cars waiting service.

PREMISES AFFECTED—24-23 Parsons boulevard and 145-07 Willets Point boulevard, northeast corner, Block 4641, Lot 1, Flushing, Borough of Queens.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use of an existing dwelling to offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building—offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of the Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—re (decision of the borough superintendent) under sections 7c and 21 of

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the zoning resolution, to permit in a retail and residence use district a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zone Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zone Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—re (decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.

PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry owners.

SUBJECT—Application June 29, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

522-56-BZ

APPLICANT—Simeon Heller, and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue and 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

SUBJECT—Application July 19, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 2, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 2, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

17-55-SA

APPLICANT—Cole Distributors Corp., for Apex Electrical Mfg. Co., owner.

SUBJECT—Application January 6, 1955—Apex Wash-A-Matic, Model CM5-6000.

564-55-SA

APPLICANT—H. D. Balsinger for American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application June 13, 1955—American-Standard Gas Boiler, Series G-6.

583-50-SA

APPLICANT—Cleaver-Brooks Co., manufacturer (James G. Brooks Co., Inc., agent).

SUBJECT—Application July 25, 1950—Cleaver-Brooks Rotary Oil Burner, Models LR-100-200-300-400-500-600-700.

1024-55-SA

APPLICANT—Selectrol Engineering Co. (Bennie L. Gahmbeck, owner).

SUBJECT—Application December 9, 1955—Bantam Oil Burner, Models A1-0-50-100; A1-060-130; A2-125-220 and A3-200-375.

586-51-SA

APPLICANT—Prentiss Wabers Products Co., owner-manufacturer (Sears, Roebuck and Co., agent).

SUBJECT—Application August 13, 1951—Homart Floor Furnace, Model 155.15.

37-56-SA

APPLICANT—Caloric Appliance Corp., owner.

SUBJECT—Application December 23, 1955—Caloric Domestic Gas Kitchen Heater Range, Models HB3, HB4, H9B3, H9B4 with prefix CP and suffixes U, A, LM, X, C, B and T.

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773-55-SA

APPLICANT—A. B. Carlson and Co., Inc., owner (Joseph A. Ross, Jr., agent).
SUBJECT—Application September 21, 1955—Echo Vent Signals (whistle stops when safe level fill is reached in fuel oil tank).

627-55-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application July 15, 1955—Detrex Dry Cleaner Process, Model 600-S.

860-55-SA

APPLICANT—H. D. Balsinger, for American Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application October 21, 1955—American-Standard G-4 Gas fired Boiler.

400-56-SA

APPLICANT—Overhead Heaters New York, Inc., owner (Ducane Heating Corp., manufacturer).
SUBJECT—Application May 25, 1956—Risco Hot-Time Heater (oil-fired) Models S140, S180, L150, L180, S75, H75, L75, CF75, S90, H90, CF90, S110, H110, L110 and CF110.

78-55-SM

APPLICANT—John M. Sibarium, Agent, for General Filters Inc., owner.
SUBJECT—Application February 1, 1955—General Filters Inc., Unifilters (for fuel oil), Models 75 and 77.

36-56-SA

APPLICANT—Caloric Appliance Corp., owner.
SUBJECT—Application December 23, 1955—Caloric Domestic Gas Range, Models 9207, 9207 X, CP 9207 and CP 9207 X.

29-56-SM

APPLICANT—E. I. DuPont de Nemours & Co., owner.
SUBJECT—Application December 29, 1955—"Fabrilite" V-8113-FR (flame resistant vinyl plastic coated glass fabric for use on folding doors).

84-56-SM

APPLICANT—Haslett Chute and Conveyor Co., owner.
SUBJECT—Application January 31, 1956—Haslett Chute and Conveyor Co., Side Hinged Intake Doors, for Aluminum Laundry Chutes.

426-38-SA—Vol. IV

APPLICANT—American Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application reopened May 18, 1954 as Vol. IV for test and report New Arcoflame Conversion Oil Burner, Model EH (models may have supplementary suffix numbers or letters); (high pressure oil burner for installation in boilers or furnaces).

286-56-SM

APPLICANT—M. H. Lazarus and Co., Inc., owner.
SUBJECT—Application March 19, 1956—Vinyglas (draperies-blackout).

880-50-SA

APPLICANT—International Projector Corporation, owner.
SUBJECT—Application reopened February 21, 1956—re—Amendment to resolution as to additional model of Dry Cleaner—re Sec-O-Matic Dry Cleaning System, Models AH, AHR, and Ar; previously approved.

820-39-SA

APPLICANT—Fluid Systems, Incorporation, owner.
SUBJECT—Application reopened March 6, 1956—re—Amendment to resolution as to change in ownership and trade name—re Lines Termal Electric Conduction System

(heating systems of viscous liquids including fuel oil); previously approved.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.
SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.
PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.
SUBJECT—Application February 4, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 9, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.
SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubricatorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.
PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.
Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.
SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.
PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.
Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.
SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.
PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.
Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

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674-54-A

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

51-56-BZ

APPLICANT—Kenneth W. Milnes, for Salvatore Spiritoso, owner.

SUBJECT—Application January 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, car wash, lubritorium, minor motor vehicle repairs.

PREMISES—1840 Richmond terrace, southwest corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond.

Laid over from September 11, 1956 to October 9, 1956, to permit the applicant to send out notices and file proof of service in accordance with the requirements.

315-56-BZ

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use g area district the erection of a one family dwelling with less than the required setback from the line of Hanford street as shown on the city map.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

316-56-A

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—Appeal from a decision of the borough superintendent—use of cellar for living quarters.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of

motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

408-55-BZ

APPLICANT—Gilda DeGiuseppe, owner.

SUBJECT—Application May 19, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the erection of a 2 story factory building of class 3 construction, using more than the area permitted.

PREMISES AFFECTED—1368-1370 39th street, south side, 120 ft. west of 14th avenue, Block 5298, Lot 34, Borough of Brooklyn.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiaro, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

CALENDAR

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 9, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

648-53-A

APPLICANT—Noah N. Sherman, for Therese D. Browning Trust, owner, William C. trustee (Charles Wilson, Inc., lessee).

SUBJECT—Application August 13, 1953—re Appeal from a decision re an order of the fire commissioner—manufacture of inflammable or combustible mixture.

PREMISES AFFECTED—109 West 17th street, north side, 125 ft. west of Avenue of the Americas (6th), Block 793, Lot 30, Borough of Manhattan.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

960-55-A

APPLICANT—Joseph Mitchell, for General Time Corporation, owner.

SUBJECT—Application December 1, 1955—re Appeal from a decision of the fire commissioner—smoking in factory.

PREMISES AFFECTED—107-109 Lafayette street and 98 Walker street, northeast corner, Block 197, Lot 30, Borough of Manhattan.

152-44-A—Vol. II

APPLICANT—William R. Tolliver, trustee, for Queens Lodge 1001 Elks, owner.

SUBJECT—Application reopened May 22, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—public occupancy in a frame building.

PREMISES AFFECTED—112-22 New York boulevard, west side, 130 ft. north of 112th road (Meyer avenue), Block 12183, Lot 35, Jamaica, Borough of Queens.

642-51-A—Vol. II

APPLICANT—M. Martin Elkind, for DeKalb Realty Corp., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress and live load.

PREMISES AFFECTED—1064-1066 DeKalb avenue, south side, 200 ft. west of Reid avenue and 563-567 Kosciusko street, Block 1603, Lot 27, Borough of Brooklyn.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.

SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.

PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 16, 1956* at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

Laid over from September 11, 1956, to October 16, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 11, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 17, 1956, and July 24, 1956, were approved as printed in the Bulletins of July 24, 1956 and July 31, 1956, Vol. 41, Nos. 30 and 31.

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubritorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 9, 1956 for inspection and decision; hearing closed.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 9, 1956, for inspection and decision; hearing closed.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district, a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 2, 1956, for applicant to file a revised plan showing increased planting area on the proposed extension; hearing closed.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp. owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district, the extension of the mezzanine and increase of building use to include two 550 gallon gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Myron Krieger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 2, 1956 at the request of an objector; no further request for adjournment.

2-52-BZ

APPLICANT—Harry Soled, for Wilroth Realty Co., Inc., owner (Harry-Martin, Inc., lessee).

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired July 17, 1953—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a business use, C area district, the extension on first floor using more than the area permitted.

PREMISES AFFECTED—1221 Quentin road, north side, 19 ft. 9½ in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, for the preparation of a new digest.

558-52-BZ

APPLICANT—Simon Z. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U.N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving J. Hirshman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 2, 1956 at the request of the applicant; no further request for adjournment.

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving J. Hirshman.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Laid over to October 2, 1956, at the request of the applicant; no further request for adjournment.

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired November 4, 1954—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy and extension of existing dwelling to a restaurant and refreshment stand for a term of five years.

PREMISES AFFECTED—1940 Bruckner boulevard, south side, 347 ft. east of White Plains road, Block 3677, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, for the preparation of a new digest.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for Jack Brause, and Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II to consider new proposal—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, accessory car washing and parking of cars awaiting service.

PREMISES AFFECTED—1102-1110 Metcalf avenue and 1661-1669 Watson avenue, northeast corner, Block 3747, Lot 88, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Opposition: Paul A. Fino, C. J. Cammarata, for N. Y. C. Housing Authority, Jennie Martin, Charles Martin, Vincent Bitondo, Antonio Musiello, Rosa La Scala, Carmelo Mona, Josephine Puiatti, Wanda Puiatti, Mrs. C. Pennisi, Mrs. J. Dedeian, Mrs. S. Kapriel Maria De Leonardis, Vingeuza Canatuso, Mrs. F. Mannara, Busicchia Giabella, Mrs. N. Schiraldi, Nick Gingliano, Michael De Leonardis, Mrs. M. Mastro-mutto and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district, the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 9, 1956, for inspection and decision; hearing closed.

810-54-BZ

APPLICANT—Louis Kurtz, for Curt Rahmsdorf, owner.
SUBJECT—Application October 26, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the maintenance of existing one family dwelling, without the required setback.

PREMISES AFFECTED—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx.

APPEARANCES—

For Applicant: Louis Kurtz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, applicant to file proof of service in accordance with the requirements.

910-54-BZ

APPLICANT—Maxfield Blaufeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubritorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, for applicant to file revised plans as to number of pumps and height of wall; hearing previously closed.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lot 10 and part of Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: C. J. Cammarata, for N. Y. C. Housing Authority and Harry Ragovin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 2, 1956, for further consideration, and for applicant to furnish additional information as to upland property and marginal street.

525-55-BZ

APPLICANT—Simon B. Zelnik, for Estate of William A. Ryan, owner (Kathryn T. Ryan, Executrix); (Henry Street Foods, Inc., lessee).

SUBJECT—Application June 10, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and restricted retail use district, proposed store in the cellar of an old law tenement.

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PREMISES AFFECTED—94 Pineapple street, south side, 92.6 ft. east of Henry street, Block 232, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving J. Hirshman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, for additional information from the applicant as to "marble" and antique shop, its owner, lease, etc.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Glickstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, at the request of applicant to file further revised plans; hearing closed.

884-55-BZ

APPLICANT—John F. Fitzsimons, for Ferdinand Dorgler, owner.

SUBJECT—Application November 9, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the erection of an addition to an existing motor vehicle repair shop and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—115-16 to 115-18 Atlantic avenue, southwest corner of 116th street, Block 9401, Lots 6 and 8, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Ferdinand Dorgler and James Dermody.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 18, 1956, for applicant to file more complete plan, showing existing and proposed conditions, including the existing legal curb cuts; hearing closed.

51-56-BZ

APPLICANT—Kenneth W. Milnes, for Salvatore Spirito, owner.

SUBJECT—Application January 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, car wash, lubritorium, minor motor vehicle repairs.

PREMISES AFFECTED—1840 Richmond terrace, southeast corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 9, 1956, to permit the applicant to send out notices and file proof of service in accordance with the requirements.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—(decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, salesroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to September 18, 1956, at the request of an objector; no further request for adjournment.

315-56-BZ

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution to permit in a residence use, G area district, the erection of a one-family dwelling with less than the required setback from the line of Hanford street as shown on the city map.

PREMISES AFFECTED—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: James J. Manousoff.

For Opposition: W. Brett Perrine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 9, 1956, for inspection and decision; hearing closed.

316-56-A

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—Appeal from a decision of the borough superintendent, re use of cellar for living quarters.

PREMISES AFFECTED—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: James J. Manousoff.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 9, 1956, for inspection and decision in conjunction with Cal. No. 315-56-BZ; hearing closed.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E., and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES AFFECTED—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

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APPEARANCES—

For Applicant: None.

For Opposition: Murray I. Aiken.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 25, 1956, at the request of an objectant; no further request for adjournment.

753-41-BZ—Vol. II

APPLICANT—Julius S. Rapson, for John Scavone, doing business as Paris Auto Body, owner.

SUBJECT—Application reopened February 27, 1951 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension of existing building to be used for auto body repairs, on existing gasoline service station, auto repair shop, ignition, battery and brake service.

PREMISES AFFECTED—185-21 Merrick boulevard, north side, 146.98 ft. east of Montauk street, Block 12711, Lot 18, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and John Scavone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 27, 1951 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Merrick boulevard are in a local retail use, D area, class 1 height district; Montauk street is in local retail and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1956 acting on Alt. Applic. 2879-50, reads:

"1. Proposed alteration and extension of an existing non-conforming use in a Local Retail Use District to be used for Auto Body Repair Shop and Open Parking for more than five cars waiting to be serviced is contrary to Art. II Sec. 4-c of the Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 100.17 ft. frontage by 76.96 ft. in depth, irregular, on which is located a building 52 ft. front by 20 ft. in depth, one story, 12 ft. in height, metal covered, for which certificate of occupancy No. 18290-41 (M8643-40) has been issued for gas station, auto repair shop, ignition and battery service, brake service, auto laundry, parking and storage of not more than five cars; that it is proposed to erect an extension 35 ft. by 52 ft., with an 8 ft. extension for an office, built of masonry and in conforming design with the buildings in the general area; and

WHEREAS, the applicant states that the zoning was changed from business use to local retail in June, 1947; and

WHEREAS, the applicant contends that the property was purchased in 1942 by the owner; that in the past nine years the business has developed to an extent that the building is no longer adequate and most of the work has to be done in the open yard, which creates a hardship, especially in stormy weather; that since the property has a certificate of occupancy for an auto repair shop, etc., and has been in continuous use since 1914, and since the proposed occupancy is an allied use, and since this new

extension will allow the owner to do all operations indoors, which should be less objectionable to all concerned and a decided improvement over the present setup, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since April 5, 1942; that the assessed valuation of land is \$10,000 and of the building \$3,000 making a total of \$13,000; that the building was erected in 1914; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit extension of the existing building used for repair work in accordance with the Certificate of Occupancy which has been issued, such proposed extension to be as indicated on plans filed with this application marked "Received February 2, 1951", 6 sheets; that, as proposed, the existing gasoline storage tanks and pumps shall be removed and none replaced; that suitable fences shall be maintained on the lot lines to the satisfaction of the borough superintendent; that the existing curb cuts shall be divided into two curb cuts as proposed and as shown on the plans above referred to; that the premises, where not occupied by the existing building and the proposed extension, shall be paved with concrete or asphaltic pavement; that there shall be no ground signs; that any signs constructed and maintained shall be signs as permitted in a business use district, on the facade of the proposed accessory building as extended; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that any permits required to be issued by the Fire Commissioner shall be obtained; and that all permits required shall be obtained and all work completed within the requirements of Section 21A of the Zoning Resolution.

Adjourned: 12:40 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 11, 1956,
2 P. M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly.

467-56-A

APPLICANT—Stephen Tassini, for Octagon Investors, Inc., owner.

SUBJECT—Application July 3, 1956—filed pursuant to section 35, General City Law re erection of building with accessory parking in bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—56-12 Metropolitan avenue, southwest corner of Forest avenue, Block 3366, Lot 32, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: John A. Murray, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 7, 1956, acting on N.B. App. 2205/56 reads:

"1. Secure approval from the Bd. of Standards and Appeals for the erection of a bldg. with accessory

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patron parking in the bed of a mapped st. as per Art. 3 Section 35 of the general city laws."

and

WHEREAS, the applicant states the premises consist of a lot 165.75 ft. front by 103.20 ft. irregular in area, in a business use, C area, Class 1 height district, on which it is proposed to erect a one-story building, 15.10 ft. in height, 30 ft. front by 37.2 ft. in depth, of Class 3 construction, for use as a retail store and to provide accessory parking for motor vehicles on balance of lot; and

WHEREAS, the applicant states the premises are now in use as a miniature golf course, including a shed thereon; and

WHEREAS, the applicant states that the final map showing the proposed widening of Metropolitan avenue has been on file since 1916 and no widening has as yet taken place and upon information and belief will not take place for several years to come; that it is proposed to erect a building for the sale of Carvel products; that the proposed widening will take a portion of the premises in question for a depth of 34 feet; and

WHEREAS, the applicant contends that refusal to issue a permit for the building in question is a hardship on the owner as the property cannot be put to a beneficial use; that while it will be possible to erect a building on the portion of site not within the proposed widening, it is impractical to do so under present conditions by reason of the irregular shape of the plot and the nature of business to be conducted thereon, which is such that the building must be readily seen for a considerable distance by occupants of passing cars; and

WHEREAS, the applicant suggests that in the event the city should proceed with the widening of Metropolitan avenue, that for the purpose of evaluating the improvements on this parcel, the following formula will be used: within one year of the issuance of the certificate of occupancy 95% of its market value; within two years, 90% of its market value and so reduced at the rate of 5% per annum thereafter.

Resolved, that the decision of the Borough Superintendent, acting on N.B. 2205/56, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the erection of the building partially within the bed of the mapped street, as indicated on plans filed with this appeal, marked "Received July 3, 1956", (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, and subject to amortization at the rate of 10% a year, based on the valuation of the property at the time the portion of the site is acquired by the City for street widening purposes as may be determined by the court.

312-50-A

APPLICANT—Samuel Rosenblum, for Westmore Realty Corp., owner.

SUBJECT—Application April 28, 1950—Appeal from an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—222-224 West 37th street, south side, 275 ft. west of 7th avenue, Block 786, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for further consideration by the Board.

539-50-A

APPLICANT—Mola Realities, Inc., owner.

SUBJECT—Application July 11, 1950—Appeal from an order and a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—261-267 West 35th street, north side, 94 ft. east of 8th avenue, Block 785, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for further consideration.

900-51-A

APPLICANT—Samuel Rosenblum, for K.R.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—237-245 West 35th street, north side, 357 ft. 10¼ in. west of 7th avenue, Block 785, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for further consideration.

901-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-8th Ave. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—304-306 West 36th street and 519 8th avenue, southwest corner, Block 759, Lot 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for further consideration.

902-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-36th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—135-139 West 36th street, north side, 159 ft. 3¾ in. west of Broadway, Block 812, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for further consideration.

903-51-A

APPLICANT—Samuel Rosenblum, for 150 West 28th St. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—150-154 West 28th street, south side, 125 ft. 5 in. east of 7th avenue, Block 803, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

MINUTES

For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to September 18, 1956,
at 2 P. M. for further consideration.

904-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-Wales Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-252 West 36th street, south side, 438 ft. 4 in. west of 7th avenue, Block 785, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956,
at 2 P. M. for further consideration.

905-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—12-14 West 27th street, south side, 60 ft. 6¼ in. west of Broadway, Block 828, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956,
at 2 P. M. for further consideration.

906-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-35th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—147-151 West 35th street, north side, 208 ft. 4 in. east of 7th avenue, Block 811, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956,
at 2 P. M. for further consideration.

907-51-A

APPLICANT—Samuel Rosenblum, for S.I.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—462-468 7th avenue and 209-211 West 35th street, northwest corner, Block 785, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956,
at 2 P. M. for further consideration.

908-51-A

APPLICANT—Samuel Rosenblum, for Francis Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-228 West 35th street, south side, 225 ft. west of 7th avenue, Block 784, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956,
at 2 P. M. for further consideration.

909-51-A

APPLICANT—Samuel Rosenblum, for Furcraft Realty Co., Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-246 West 30th street, south side, 200 ft. east of 8th avenue, Block 779, Lot 66, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956,
at 2 P. M. for further consideration.

910-51-A

APPLICANT—Samuel Rosenblum, for 224 West 30th St., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-232 West 30th street, south side, 306 ft. 8 in. west of 7th avenue, Block 779, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956,
at 2 P. M. for further consideration.

911-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—105-117 Madison avenue, south-east corner of East 30th street, Block 859, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956,
at 2 P. M. for further consideration.

912-51-A

APPLICANT—Samuel Rosenblum, for Palace Realty Co., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

MINUTES

PREMISES AFFECTED—231-239 West 29th street, north side, 353 ft. 6 in. west of 7th avenue, Block 779, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for further consideration.

913-51-A

APPLICANT—Samuel Rosenblum, for David Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—212-216 West 35th street, south side, 93 ft. 9 in. west of 7th avenue, Block 784, Lots 51 and 53, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for further consideration.

914-51-A

APPLICANT—Samuel Rosenblum, for 48 Vesey Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—262-268 West 38th street, south side, 135 ft. 4 in. east of 8th avenue, Block 787, Lots 76 and 79, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Benjamin Bernstein and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for further consideration.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Lupercio ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen, Joseph Sucher and Charles Dangelmajer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 18, 1956, at 2 P. M. for applicant to file information requested at the meeting of July 24, 1956.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Montrose A. Massler.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to October 2, 1956, at 2 P. M. to await action by the Building Department on plans filed by applicant.

137-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for 1799 Coney Island Avenue Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop and permitting the unbuilt upon portion of plot to be used for the parking of customer's motor vehicles and for the sale and display of used cars (previously denied the erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—1793-1801 Coney Island avenue, east side, 205 ft. north of Avenue O, Block 6749, Lots 69 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 24, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 19, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 24, 1953 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the owner now intends to proceed with the building, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution" (N.B. App. 1084/55).

228-44-BZ

APPLICANT—Lama, Proskauer and Prober, for Atex Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment and approval of revised working plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i and 7c of the zoning resolution, permitting partly in a business and partly in a residence use district, the extension of an existing gasoline service station and the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—2816-2828 Atlantic avenue and 231-241 Hendrix street, southeast corner, Block 3963, Lots 8, 9, 12, 13 and 105, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and amended working drawing approved.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1944, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirement, were approved on October 3, 1944; and

WHEREAS, time to obtain permits and complete the work was extended on January 15, 1946 and February 28, 1947; and

WHEREAS, the applicant requested an amendment of the resolution and submitted revised working drawing for the approval of the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 25, 1944, as thereafter amended by resolution adopted October 3, 1944, approving working drawings by adding thereto:

"that the working drawing marked 'Received June 27, 1956' (one sheet) are hereby approved, as amended, as equivalent to the similar sheet previously approved only so far as it refers to the three gasoline pumps on Hendrix Street to be omitted and four dual type pumps substituted for six parkway type pumps on the Atlantic Avenue side" (B.N. 1159/56).

858-19-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Elizabeth Zirinsky, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new revision of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition under section 21 of the zoning resolution, permitting in a business use district, the alteration and conversion of part of a garage for more than five motor vehicles (previously granted by the Board) to include a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—1520-1528A Fulton street, south side, 260 ft. east of Kingston avenue, Block 1864, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

543-27-BZ

APPLICANT—Henry L. Bayles, for 169 Holding Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment as to restoration to garage—re Application (decision of the borough superintendent); previously granted on condition under section 7e of the zoning resolution, permitting in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—169-181 Empire boulevard, north side, 160 ft. east of Bedford avenue, Block 1307, Lots 80 and 84, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry L. Bayles and Samuel L. Ettlinger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing October 2, 1956, at 10 A. M., subject to the regular procedure, waiving all requirements except two publications in the Bulletin and filing of new decision of the borough superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

44-28-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Yorke Service Stations, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 21 of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3601-3623 Snyder avenue, north side, between 995-997 Brooklyn avenue and 310-316 East 37th street, Block 4890, Lots 32, 35, 36, 38 and 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

510-39-BZ—Vol. II

APPLICANT—Walsh and Levine, for Clara Speiser, owner.

SUBJECT—Application for consideration—reopening as to restore to the docket—re Application (decision of the borough superintendent); previously withdrawn, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

APPEARANCES—

For Applicant: Ernest Cordova and William Walsh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

844-52-BZ

APPLICANT—Simeon Heller, for Max Abramson, owner.

SUBJECT—Application December 5, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use area district, the erection and maintenance of a building using more than the area permitted.

MINUTES

PREMISES AFFECTED—133-04 39th avenue, southeast corner of Lawrence street, Block 4973, Lot 6, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

555-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Natale DiMaio, owner (Ralph Del Vecchio, lessee).

SUBJECT—Application July 10, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing riding academy, stable and office in the bed of a mapped street.

PREMISES AFFECTED—151-25 Redding street and 151-41 90th street, northeast corner (Block 11437, Lot 31), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

556-53-A

APPLICANT—Norman Lederer and Leonard Joseph, for Natale DiMaio, owner (Ralph Del Vecchio, lessee).

SUBJECT—Application July 10, 1953—Appeal filed pursuant to section 35, General City Law, re construction in bed of mapped street and a decision of the borough superintendent.

PREMISES AFFECTED—151-25 Redding street and 151-41 90th street, northeast corner (Block 11437, Lot 31), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn at the request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

52-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence use district, the change in occupancy from stable for five horses (previously granted by the Board) and non-storage garage for seven motor vehicles to a storage garage for five motor vehicles on 1st floor and storage of office material on 2nd floor and to permit the non-storage garage for seven motor vehicles to remain and to permit parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—74-13 62nd street, east side, 125 ft. south of 74th avenue (Block 3595, Lot 15), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

148-55-BZ

APPLICANT—Frank S. Parker Associates, for Corporation of Trinity Church, owner.

SUBJECT—Application February 10, 1955—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district the proposed off street loading berth less than the required distance from the nearest corner point of intersection of street lines.

PREMISES AFFECTED—431-473 Canal street, 73-93 Varick street and 75-99 Watts street, Block 226, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

328-55-BZ

APPLICANT—Henry George Greene, for Grenalt Co., Inc., owner.

SUBJECT—Application April 11, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use A area district, the erection of a nine story building Class 1 construction without the required loading berth.

PREMISES AFFECTED—81-83 Pine street and 128-132 Water street, southwest corner, Block 39, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

329-55-A

APPLICANT—Henry George Greene, for Grenalt Co., Inc., owner.

SUBJECT—Application April 11, 1955—Appeal from a decision of the borough superintendent, re fire tower.

PREMISES AFFECTED—81-83 Pine street and 128-132 Water street, southwest corner, Block 39, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

236-32-BZ—Vol. II

APPLICANT—Herman Kron, for Paramount Filling
Station Inc., owner.

SUBJECT—Application reopened January 20, 1953 as Vol.
II—re (decision of the borough superintendent); under
section 7c of the zoning resolution, to permit in an un-
restricted and business use district, B area district the
proposal to change use of 2nd floor of building from
garage to garage and motor vehicle repair shop; pre-
viously granted on condition re garage for more than
five motor vehicles.

PREMISES AFFECTED—143-151 East 24th street, north
side, 116 ft. east of Lexington avenue, Block 880, Lots
32 and 34, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

743-42-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Abraham B.
Wolfer, owner.

SUBJECT—Application reopened September 14, 1954 as
Vol. III—re (decision of the borough superintendent)
under sections 7f and 7i of the zoning resolution, to permit
in a business use district, the proposed extension of exist-
ing building in connection with existing gasoline station
to hand tool only, testing wheel alignments.

PREMISES AFFECTED—51-59 Maujer street and 451-
459 Lorimer street, northwest corner, Block 2785, Lot 32,
Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

174-52-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Abe Feldman,
owner.

SUBJECT—Application for consideration—reopening as
Vol. II—re Application (decision of the borough superin-
tendent) under section 7e of the zoning resolution, to
permit in a residence use district, the parking of motor
vehicles on a lot located in a residence use district; previ-
ously withdrawn.

PREMISES AFFECTED—59-05 to 59-15 Arverne boule-
vard and 224-230 Beach 60th street, southeast corner,
Block 384, Lot 12, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

203-53-BZ

APPLICANT—Robert Gottlieb, for Willis Improvement
Corp., owner.

SUBJECT—Application March 24, 1953—(decision of the
borough superintendent) under section 7a and 7c of the
zoning resolution, to permit in a retail and residence use
district, the proposed change of occupancy from metal
garages, store, office, gas station, auto repair shop to
gasoline service station, motor vehicle repair shop, car
washing, lubritorium, sale of accessories and parking
and storage of motor vehicles.

PREMISES AFFECTED—380 East 145th street, south-
west corner of Willis avenue and 373 East 144th street
(Block 2306, Lot 84), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

204-53-BZ

APPLICANT—Simeon Heller, for Frank Spallino, owner.

SUBJECT—Application March 24, 1953—(decision of the
borough superintendent) under section 7e of the zoning
resolution, to permit in a residence use district, the use
of premises for factory and storage for furniture.

PREMISES AFFECTED—25-26 81st street, west side, 225
ft. south of 25th avenue (Block 1057, Lot 19), Jackson
Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

444-53-BZ

APPLICANT—Reginald S. Hardy, for Richlur Realty
Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the
borough superintendent) under sections 7e and 7h of the
zoning resolution, to permit in a residence use district,
proposed use of maintenance as a gasoline service sta-
tion, auto laundry, lubritorium and sales room and pro-
posed stores and outside parking of cars for accessory
use in conjunction with a one story medical center
building.

PREMISES AFFECTED—508-532 Beach 19th street and
1826-1864 Greenport road, northeast corner (Block 83,
Lots 1 and 2), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

453-53-BZ

APPLICANT—Melvin E. Kessler, for 18 Acres Corp., owner.

SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use E area district, the erection and maintenance of a building (retail stores), without the required rear yard and nearer to street line than is permitted and to permit accessory parking of customer's and patron's cars.

PREMISES AFFECTED—550-590 Kappock street, west side, Crescent 202.69 ft. south of Knolls and 1-23 Knolls street (Block 3407, Lot 75), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

253-54-BZ

APPLICANT—Fred C. Dahlem, for Giuseppe Morea, owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—930 Clarence avenue and 3256 Barkley avenue, southeast corner (Block 5469, part of Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

348-54-BZ

APPLICANT—Robert P. Moran, for Clarmin Realty Co., Inc., owner (Packer-Super-Markets, lessee).

SUBJECT—Application May 5, 1954—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use D area district, proposed super market store and offices, with a loading space of less than the required width.

PREMISES AFFECTED—7002-13th avenue, west side, 40 ft. north of 70th street (Block 6166, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

Adjourned: 4:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.

SPECIAL MEETING

FRIDAY, SEPTEMBER 14, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly.

217-21-SR

SUBJECT—Proposed Amendments of the Oil Burner Rules, Adoption of.

APPEARANCES—

Nathan C. Horwitz, R. V. Perotto, H. Lieblim, H. M. Fieken, Philip H. Schepp, Robert Kopple, Sam Moskowitz, Isan Pinsker, M. Rosajsky.

For Administration: Edward T. Heeg and Joseph J. Barbuto, Fire Dep't.

ACTION OF BOARD—Application reopened and amendments adopted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 26, 1956, as they appeared in Bulletin No. 27, Vol. 41, are hereby corrected to read as follows:

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1954, on Alt. App. 4882-53, reads:

"1. Stairway #1 should be completely enclosed in 3 hr. fire resistive partitions, as required by Sect. 6.4.1.8.1 of the Bldg. Code.

2. Stairway #2 should be enclosed in partitions having a fire resistive rating of at least 3 hrs. as required by Sect. 6.4.1.5.1 of the Bldg. Code. Wire glass enclosure as shown has no fire resistive rating.

3. Stairway #1 should be at least 3'-8" in width as required by Sect. 6.4.1.1 of the Bldg. Code.

4. Each portion of the floor called mezzanine on plans should have access to at least two exit stairs enclosed in 3 hr. fire resistive partitions as required by Sect. 6.1.2.2.3 of the Bldg. Code.

5. Provide at least two exits from the cellar enclosed in 3 hr. partitions leading to the street and available from all portions of the cellar."

and

WHEREAS, the applicant states the building is 12 stories, 140 ft. in height, 63 ft. 9 in. by 135 ft. in area, of fireproof construction, erected in 1914, now in a restricted retail and retail use, B area, Class 2 height district, used since erection

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as follows: Subcellar—storage and kitchen in conjunction with cellar restaurant—10 persons; Cellar—restaurant record room, bank vault, 364 persons; 1st floor—bank and stores, 30 persons; Mezzanine—storage, offices and banking, 30 persons; 2nd to 12th floors—offices, 74 persons per floor. Proposed to be used and occupied: Subcellar—Storage of old records, 1 person; Cellar—Stationery & office furniture, retail sales, record room and bank vault, 27 persons; 1st floor—bank and storage, 30 persons; Mezzanine—storage, offices and bank, 30 persons; 2nd to 12 floors—offices, 74 persons per floor. The building is provided with a one-source sprinkler system in the subcellar and an approved standpipe system. There are two interior stairs; stair #1 is 3 ft. 6 in. wide, extends to roof bulkhead, is of steel, enclosed in masonry, equipped with self-closing doors of steel and wire glass; Stair #2 is 3 ft. 8 in. wide of steel, enclosed in partitions of masonry and wire glass, equipped with steel and wire glass doors, which are self-closing; stairhall leads direct to roof. There is one fire escape or exterior stairs on rear which does not extend to roof but to yard by stair; there is no means of egress to the street from the rear; window and door openings on course of the fire escape are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #88108 was issued July 1, 1938, against Alt. App. 5494/38, permitted the following use: Cellar—heating and storage; 1st floor—bank and stores; 2nd to 12th floors—offices; number of occupants unstated; and

WHEREAS, Exit Order #12/54 was issued by the Borough Superintendent October 5, 1954, reading as follows:

"In accordance with the provisions of Section C26-276.0 of the Administrative Code of the City of New York, you are hereby ordered to provide proper means of egress and exit facilities from the structure at the above location as follows:

1—Provide a continuous one-hour incombustible enclosure for open stairs at front of building leading directly to street. All doors opening on enclosure to be $\frac{3}{4}$ hour fireproof self-closing doors. This enclosure to be erected in such a manner as will permit access to both stairs of all the occupants of each floor without passing through the enclosure.

2—Provide exit signs and lights at all doors to stairs from public halls.

3—Remove portion of fire escape below first floor and as fire escape now terminates in subgrade court from which there is no access to street arrange doors to fire escape so that they are readily openable from fire escape side.

Note: No exit signs are to be placed over doors leading to fire escape.

In lieu of repairing fire escape and providing proper egress these fire escapes may be removed if items 1 and 2 are fully complied with."

and

WHEREAS, the applicant states the purpose of this appeal is to obtain relief from decisions of the Borough Superintendent on Alt. App. 4882/53, dated November 30, 1954, Objections 1, 2, 3, 4 and 5; and

WHEREAS, the applicant states the only change in the occupancy of the premises involves the cellar and subcellar formerly occupied as a restaurant with an occupancy of 364 and now to be used as a store for the sale of stationery and office furniture with a total occupancy of 27 persons, thus greatly reducing the hazard in this portion of the premises; and

WHEREAS, the applicant states that the 2nd to 12th floors are provided with two stairs, each leading direct to street; that stairway #1 is a continuous flight of steel stairs from cellar to roof, 3 ft. 6 in. wide, at the southerly end of the building adjacent to the elevator bank, enclosed on three sides with masonry and on the 4th side it is contiguous and connected with the public corridor which is fireproof throughout; that stairway #2 is enclosed at west end of the building, constructed of steel, 3 ft. 8 in. wide and runs from

the 1st to 12th floors, enclosed on three sides with masonry materials except for the easterly side, which is of steel flats and sections with $\frac{1}{4}$ in. rough wire glass panel; doors leading to stairways are constructed of steel frame with $\frac{1}{4}$ in. wire glass and are self-closing; the enclosure of the stairs on 1st floor, mezzanine and 2nd floor is terra cotta blocks, plastered on both sides, equipped with self-closing fireproof doors; and

WHEREAS, applicant states on east wall of middle wing is a fire escape from 2nd to 12th floors; that from 2nd floor balcony there is a stairway to the areaway with access through a 3 ft. wide door opening outwardly on each floor; that doors and windows on course thereof are fireproof; and

WHEREAS, applicant contends that at no point from 2nd to 12th floors are stairways #1 or #2 more than 30 ft. from any office entrance and the maximum distance between stairs is not more than 60 feet; and

WHEREAS, applicant states that egress from cellar corridor stairway #1 leading to south corridor leads to Court street and through subway stair to Joralemon street; that as an alternate egress from cellar corridor, stairway #1 extends from cellar floor to 1st floor and as a further means egress from cellar can be had by stairs from cellar to 1st floor direct to Court street; that this stair is 6 ft. wide and was used primarily by patrons of the cellar restaurant for many years; that additional egress from cellar can be had through stairs at northeast corner of this area, leading to landing in connection with subway stairs leading to Joralemon street, which stair is 5 ft. wide; and

WHEREAS, applicant states as to rear cellar area designated as #1 on the plans used in conjunction with store on 1st floor for the sale of artists' and architects' supplies, egress can be had through a 3 ft. wide fireproof door, equipped with panic bolt leading into area occupied by the stationery and retail office furniture; that it is proposed to provide a new iron stairs 3 ft. 8 in. wide leading from cellar to 1st floor level; that for area #3 a pair of fireproof doors will be provided leading into corridor at south side; that the subcellar is provided with a sprinkler system and in addition there is a 3 ft. wide steel stairs, enclosed in fireproof block partitions, with self-closing fireproof door, leading up to the area occupied by the stationery business in the cellar and there is additional exit through boiler room to stairs leading to corridor in cellar on the south side or under stairway #1 which leads directly to street through subway stairs; and

WHEREAS, the applicant contends as to Objections 1 and 3, that compliance is a practical impossibility due to present conditions; that in order to build an enclosure so that continuous travel can be had, it would be necessary to invade the corridor directly adjoining the present stairs and to erect a partition in corridor 4 ft. away from the stair ballustrade, thus leaving 2 ft. 8 in. space between it and the existing corridor wall; that such an arrangement would completely isolate the westerly portion of the corridor, aside from effecting a bottleneck, such arrangement would ruin the approach to the various offices on each floor, rendering them undesirable and resulting in a loss of tenants and revenue; that the present 3 ft. 6 in. wide stairs complied with the law in 1914; that to provide an additional width of 2 in. would necessitate the complete removal of stairs throughout the building and the installation of new stairs; that in addition, the present steel framing on each floor would have to be increased in width, thus entailing an outlay of a great sum of money besides the practical difficulties involved; that in view of the occupancy on each floor, it is requested the existing 3 ft. 6 in. wide stairs be accepted as adequate; and

WHEREAS, the applicant contends as to Objection 2, that the existing stairs are enclosed on three sides with masonry walls with the easterly section open and contiguous with fireproof corridor; that the present steel and glass enclosure was legally erected in 1914, including the door and while it does not comply with the strict letter of the law, as it adjoins a fireproof corridor, this type of enclosure has been in use for many years in public schools and other institutions and is effective as a barrier for fire and smoke under the prevailing conditions; that to be required to remove

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same and erect a masonry 3-hr. wall would entail a great deal of hardship and expense; and

WHEREAS, the applicant contends as to Objection 4, that sections of the mezzanines are occupied as follows: Area #1, 1,523 sq. ft. occupied by bank using the 1st floor as follows: Conference room, telephone operator, lounge room for female employees, air conditioning room, storage for records over bank vault; that this has been so used by bank since completion of building and at most 8 to 10 persons occupy this area at one time; that there is a stairway from mezzanine to banking floor, which is provided with adequate exits; that Area #2 is occupied by tenant of store for artists' and architects' supplies having an area of 1,841 sq. ft. and has two exits leading to street; that Area #3 occupied by the same store tenant with an area of 832 sq. ft. is used only for dead storage, very rarely occupied except when one person is there to place contents for storage; that exit from stairway #1 direct to 1st floor lobby leads to Court street; that applicant feels this exit is adequate; and

WHEREAS, applicant contends as to Objection 5, that as the cellar occupancy has been changed from restaurant for 364 persons and the new occupancy for retail stationery and office supplies will involve only 27 occupants, the present exits are adequate for the proposed use; and

WHEREAS, applicant states it is proposed to provide at top floor of stairway #2, a 2 x 3 ft. scuttle in roof with fixed 70° iron ladder leading thereto; to provide a new 3 ft. 8 in. wide steel stairs from cellar to 1st floor from floor level area #1; to provide at all exit doors to stairways 2nd to 12th floors at front of stairs #1 and #2, a red light with exit sign 8 in. high and to remove the present iron stairs leading down from 2nd floor fire escape balcony into area-way at east side of middle wing of the building; to provide new railing at open end of fire escape balcony; to reverse the swing of door from washroom to said balcony to open to the toilet room and to provide an approved panic bolt on exterior of such door; also provide exit sign and light over said door on outside; and

WHEREAS, the Board has received a communication dated January 26, 1955, from the Borough Superintendent reading as follows:

"Permit me to call your attention to what appears to be an error in the filing of the above numbered appeal with the Board. The application under Item A states Order 12/54 issued October 5, 1954 and Application 4882/53.

"Order 12/54 is an exit order issued under authority of Section C26-276.0 of the Administrative Code. On October 15, 1954, a notice was received from the owner of the building requesting a survey.

"It appears to me there is no authority under law for a direct appeal to the Board on both an exit order and

on an application filed with direct reference to the same subject matter, namely, exits. The remedy is stated in Section C26-276.0, namely, a review by a board of survey."

and

WHEREAS, the applicant has amended this appeal so as to delete therefrom reference to Exit Order 12-1954 as a basis of appeal; and states that under date of October 15, 1954, by a notice addressed to Bernard J. Gilroy, Commissioner of Buildings, a copy of which was given to Mr. Benjamin Salzman, Borough Superintendent, Terminal Fire Brokerage, Inc. requested the appointment of a Board of Survey, as provided in the Administrative Code, and notice was given that the said Terminal Fire Brokerage, Inc. designated Philip Freshman, licensed architect, as its appointee to be one of the three persons to make the survey; that since that time no notice has been received by Terminal Fire Brokerage, Inc. of the designation of an appointee on behalf of the City or the designation of a third member of the Survey Board; as recently as January 26, 1955. Mr. Salzman in a conversation with Mr. Eisenberg, counsel for Terminal Fire Brokerage, Inc., advised among other things that they would let the survey go for the time being; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of Borough Superintendent, dated November 30, 1954, acting on Alt. App. 4882-53, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objections 1 and 2, to permit the continuance of existing enclosures including the wire glass enclosure, but not clear glass, which shall be replaced either with wire glass or approved fire-resisting material; as to Objection 3, to permit the continuance of Stairway No. 1 of its present width; as to Objection 4, to permit the existing exits from the mezzanine, as shown on plans filed with this appeal, marked "Received December 10, 1954" (5 sheets), showing proposed conditions and (5 sheets) showing existing conditions and additional plan marked "Received March 19, 1956" (2 sheets); as to Objection 5 that the exits from the cellar, now used as a showroom for furniture and other equipment, shall be altered as proposed on such plan showing proposed conditions and with extra doorways as indicated thereon; that in such portion of the building, such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that the means of exit from the rear fire escape shall be by means of a steel balcony and door, cutting down an existing window so as to permit direct exit from the fire escape to the 2nd floor to the stairhall.

* Correction—Alt. App. "4852-53" changed to "4882-53."

RULES

OIL BURNER RULES (217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948, July 13, 1951 and September 14, 1956, effective October 8, 1956.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11,

1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.

2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases

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above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:

- 2.14 **INDUSTRIAL INSTALLATIONS:** Oil burner installations for industrial purposes under same requirements as for Commercial Installations.

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in current Commercial Standard published by the U. S. Department of Commerce, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{	Range Oil	
{	No. 1 Fuel Oil	
	No. 2 " "	
	No. 4 " "	
	No. 5 " "	
	No. 6 " "	

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts and electrical controls suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

- 6.1 Inside of Buildings, Above Ground.

- 6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by not less than four inches (4") of masonry with weep holes along the bottom one inch in diameter not more than 3 ft. apart. The masonry walls of a structure may be used as part of the protection.

Storage tanks may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen (15") greater on all sides than the outside dimensions of the storage tanks. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank or to the ceiling where the ceiling is less than two feet (2') above the top of the tank. A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the largest tank installed, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

- 6.3 Outside of Buildings, Below Ground.

- 6.3.3 All buried storage tanks prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

- 6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks of a capacity greater than 275 gallons located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon.....	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more..	100,000 "

- 6.4.1.1 Two hundred and seventy-five (275) gallon tanks shall be located so as not to interfere with or obstruct any means of egress.

- 6.4.3 All above ground storage tanks prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.

- 6.5 Tanks Located Along Line of Subways.

- 6.5.1 Along the line of subways no buried tank shall be placed within twenty feet (20') from the outside line of the subway wall, and where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. Where an above ground tank within a building is located within the outer lines of the subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.

Rule 7. Piping.

- 7.2. Relief Valves.

- 7.2.2 Oil preheaters shall be of approved type and provided with a relief or pressure regulating valve in the piping system to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. Water piping connection shall be equipped with a blow-down system providing

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positive flushing of the water side of the pre-heater. Two (2) thermometers shall also be installed, one on the intake oil line of the pre-heater and the other on the discharge oil line.

- 7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.

7.3 Vent Pipes.

- 7.3.4 Vent pipes shall be provided with an approved weatherproof hood having a free area of not less than the pipe size area and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

Rule 7.4 Fill Pipes.

- 7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') from any building opening and five feet (5') from any subway grating, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter and no fill pipe for #6 oil shall be less than three inches (3") in diameter. Where #6 oil is used, the fill pipe terminal shall be located within three feet (3') of the curb, unless otherwise required by the Highway Department or the Transit Authority. Where there are facilities for the delivery tank truck to drive onto the premises, the fill pipe terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.
- 7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal, or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.

Rule 8. Valves and Control of Oil Flow.

- 8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not

be required. No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.

Rule 10. Permits, Plans, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

- 10.1.2 Application for permit shall be made and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation by the installer who holds a certificate of license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner which shall include the location of the building in which the installation has been made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such installation by the Borough Superintendent of Buildings when required under Rule 10.2.

- 10.1.3 No permit shall be issued by the Fire Commissioner until the installer has furnished an affidavit that the installation complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

- 10.3.1 All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner.

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

- 12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article 12 of the Building Code, except that several units may be connected to a common chimney.
- 12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed, except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.
- 12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time. Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.

Rule 14. Fire Protection.

- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
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Sec. 34.66, P. L. and R.
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3

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RULES

set level and firmly anchored. The floor beneath stoves or any such heating devices shall be protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

- 14.7 Near each boiler, furnace or suspended fuel oil-burning unit there shall be immediately available one (1) approved hand fire extinguisher of not less than two quart capacity suitable for oil fires or two (2) rounded bottom pails filled with sand.

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.2 Except as provided in Rule 15.2.1 every heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying

an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

- 15.2.1 The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Fire Commissioner for the installation of such oil burning equipment.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 39

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

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Minutes of Regular Meeting, Tuesday Afternoon, September 18, 1956, Affecting Calendar Numbers 348-34-A,

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On September 11, 1956, Copy of Petition and Order of Certiorari was served on the Board by Joseph Hellenbrand, attorney for Sidney Esikoff and William Esikoff, objecting property owners, seeking a review of the Board's determination on July 24, 1956, granting under Section 7, subdivision f, of the Zoning Resolution, for a term of fifteen years, a variance to permit in a retail use district the erection and maintenance of a refreshment stand, gasoline service station, lubritorium, auto repairs, car washing, office and sales, the parking of motor vehicles (no fee to be charged) and the erection of two buildings as proposed, not accessory to each other, on one lot; Cal. No. 711-53-BZ, Volume II; Premises 114-01 to 114-19 Farmers Boulevard, east side, from 114th Road to Murdock Avenue, 191-01 to 191-07—114th Road and 191-02 to 191-08 Murdock Avenue, St. Albans, Borough of Queens.

* * * * *

On September 10, 1956, Copy of Motion and Petition, applying for an Order under Sect. 78 of the Civil Practice Act, which is incorrect, was served on the Board by Robert S. Dillworth, attorney for Philip Kohnberg, et al, objecting property owners, seeking a review of the Board's determination on July 24, 1956, granting a variance under Section 7, subdivision e, of the Zoning Resolution, to permit in a retail use district, for a term of fifteen years, the erection of a gasoline service station, lubritorium, auto laundry (Non-automatic), minor auto repair shop with hand tools only; Cal. No. 327-55-BZ; Premises 202-06 Hillside Avenue, southeast corner of 202nd Street, Hollis, Borough of Queens.

* * * * *

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DOCKET

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|-----------------|--------------|---|
| 611-56-A | B.Q. | 1920 Harman street, south side, 165 ft. west of Fairview avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens, Decision—re Review of Borough Superintendent's decision—re interpretation of Sec. 6—permit to rebuild after fire; commercial use in residence use district. |
| 612-56-A | F.D. | Re: Transportation of liquefied chlorine in one ton cylinders in New York City, Decision. |
| 613-56-BZ | B.Q. | 111-02 to 111-18 Van Wyck boulevard and 111-05 to 111-11 Lincoln street, southwest corner, Block 11639, Lot 12, Jamaica, Borough of Queens, N.B. 2989-56—re gasoline service station, minor repairs, lubricatorium, storage and sales, parking of cars to be serviced, etc.—restricted retail use district. |
| 614-56-A | B.Q. | 111-02 to 111-18 Van Wyck boulevard and 111-05 to 111-11 Lincoln street, southwest corner, Block 11639, Lot 12, Jamaica, Borough of Queens (under section 35, General City Law re erection of building in bed of mapped street—Lincoln street), N.B. 2989-56. |
| 615-56-BZ | B.M. | 252-258 Bleecker street and 1-5 Leroy street, northwest corner, Block 586, Lots 67-71 inclusive, Borough of Manhattan, N.B. 121-56—re super-market; area coverage—residence use, C area district. |
| 616-56-BZ | B.B. | 121-143 Fairfield avenue and 1121-1133 Pennsylvania avenue, northeast corner, Block 4413, Lot 25, Borough of Brooklyn, Alt. 2901-56—re extension of automatic laundry into the residence and business use districts. |
| 617-55-BZ | B.Bx. | 3120 Albany crescent, east side, 72.7 ft. north of West 231st street, Block 3267, Lot 15, Borough of The Bronx, Alt. 868-56—re parking and storage of more than 5 motor vehicles—residence use district. |
| 618-56-BZ | B.B. | 2139-2147 86th street and 2173-2177 West 10th street, northeast corner and 95-105 Avenue V, Block 7117, Lots 45, 46, 47, 48, 50, 51 and 52, Borough of Brooklyn, N.B. 1374-56—re gasoline service station, car washing, lubrication, parking and storage, etc.; vehicular entrance, show windows, etc. with 75 ft. of residence use district—retail and residence use district. |
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- 336-55-SA—Metalmaster Oil Burner and Silent Heat Distributing Corp. Oil Burner, Models A-1, A-2, A-3 and A-11 (reopened for test and report as to additional model), manufactured by Metalmaster Corp., Appliance.
- 116-52-SM—Vol. II—Red Top Structo-Lite Plaster (reopened for test and report), manufactured by United States Gypsum Company, Material.
- 602-51-BZ—Vol. IV—B.Bx.—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21, and 25, Borough of The Bronx, Amendment to Alt. 295-52—re erection of loading platform, etc.—business use in a residence use district.
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- 762-39-BZ—Vol. II—B.M.—338-340 East 8th street, south side, 83 ft. west of Avenue C, Block 390, Lot 27, Borough of Manhattan, Alt. 765-56—re motor vehicle repair shop and storage garage for more than 5 motor vehicles—business use district.
- 797-28-BZ—Vol. II—B.B.—24-40 Remsen avenue and 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn, N.B. 919-56 and Alt. 1953-56—re reconstruction of existing gasoline service station to include garage for not more than 5 cars.
- 632-53-BZ—Vol. III—B.B.—9501-9511 Ditmas avenue and 741-751 East 95th street, northeast corner, Block 8113, Lot 15, Borough of Brooklyn, N.B. 383-56—re area excessive—business use, D area district.
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DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36

	Last Publication
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Var-nishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25: By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 25, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 25, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a

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residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date.

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 25, 1956, at the request of an objectant; no further request for adjournment.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

Laid over from June 26, 1956, to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 18, 1956, at request of the applicant, to file revised plans; then to September 25, 1956, for applicant to file statement of agreement with adjoining owner as to the use of the overage space to the west not in the business district.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

Laid over from September 18, 1956 to September 25, 1956, at the request of applicant; notices mailed did not provide

the required time; applicant to send out further notice to affected property owners by regular mail.

467-55-BZ

APPLICANT—John F. Fitzsimons, for Katie Zwirn, owner.

SUBJECT—Application June 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage, repair shop and dwelling, to garage, storage and roasting of nuts and dwelling.

PREMISES AFFECTED—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

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SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Esposito, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

71-56-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven, owner.

SUBJECT—Application January 31, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and residence use district, proposed parking lot for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—89-07 to 89-15 (89-15 official) 162nd street, east side, 45.70 ft. south of 89th avenue, Block 9761, Lots 36 and 39, Jamaica, Borough of Queens.

797-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application October 10, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed change in uses and extension of existing gasoline service station, repair shop, greasing room, office and boiler room to gasoline service station, lubritorium, auto repairs, car washing, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1888 Ralph avenue and 5920-5930 Flatlands avenue, southwest corner, Block 7763, Lots 80, 83 and 86, Borough of Brooklyn.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of

minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 25, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

931-55-SM

APPLICANT—Ceil-Lite Company, owner.

SUBJECT—Application November 14, 1955—Ceil-Lite (plastic light diffuser).

210-56-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application March 8, 1956—Parkway Dual Computer Pump, Model 325 with or without suffix WNC or HS and Remote Control Model 325 RC (gasoline dispenser).

385-56-SA

APPLICANT—Gilbert and Barker Mfg. Company, owner.

SUBJECT—Application March 8, 1956—Gilbarco Calco-Meter Electric Gasoline Dispensers, Models 1002, 1004 and 1006 and Gilbarco Remote Control Gasoline Dispenser, Models 1006RC, 1004RC and 1002RC.

489-54-SA

APPLICANT—Delco Appliance Division of General Motors Corp., owner.

SUBJECT—Application June 2, 1954—Delco Pressure Atomizing Oil Burner, Model H-200 and Paragon Pressure Atomizing Oil Burner, Model P-200U, to be marketed also as Homart Pressure Atomizing Oil Burner, Model 726.201.

549-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application June 27, 1955—Samco or Chef's Delight Lower Oven Gas Ranges, Models 3236, 3236T, 3336, 3336A, 3436 and 3436A.

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304-56-SM

APPLICANT—Sylvania Electric Products, Inc., owner.
SUBJECT—Application April 16, 1956—Sylvania Sylvania-Aire Corrugated Plastic Light Diffuser.

1003-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide & Carbon Corp., owner.
SUBJECT—Application December 24, 1954—Linde Liquid Transport Semi-Trailer for Liquid Oxygen and Argon, Models 250 and 300.

472-55-SM

APPLICANT—Hercules Plastics Corp., owner.
SUBJECT—Application May 27, 1955—Hercules Vacuum Breaker-Back Valves, Models 1 and 2.

791-55-SA

APPLICANT—I. A. Prouser, for The Stove Works, Inc., owner.
SUBJECT—Application September 22, 1955 Wincroft Cook Master, Models 201, 202, 205, 301, 302, 305, 3051, 361, 3651, 3652 and 3620.

309-53-SA

APPLICANT—Bill Glover, Inc., owner.
SUBJECT—Application April 21, 1953—Glover Auto Trol Washer.

497-50-SA

APPLICANT—Bryant Heater Div., for Affiliated Gas Eq., Inc., owner-manufacturer.
SUBJECT—Application May 5, 1950—Bryant Gas-Fired Radiant Panel Heater, Model 401.

896-55-SM

APPLICANT—Beaver-Advance Corporation, owner.
SUBJECT—Application November 3, 1955—Advance Tubular Steel Scaffolding.

406-53-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner.
SUBJECT—Application May 21, 1953—Automatic Dry Pipe Valve and Quick Opening Device (accelerator), Model 39 with Model 1 Accelerator (sprinkler system).

146-50-SA—Vol. II

APPLICANT—Sears-Roebuck & Co., agent for Heintz Mfg. Company, owner.
SUBJECT—Application reopened July 20, 1954—re amendment to resolution as to additional model of Automatic Dishwasher, Model 787.25—re Homart 24 in. Automatic Dishwasher, Model 787.24; previously approved.

874-48-SM—Vol. II

APPLICANT—C. A. Reed Company, owner.
SUBJECT—Application reopened May 22, 1956 as Vol. II to consider a new application for approval of Reed's Silklyk and Velvetex Crepe Folds and Reed's Mammoth Flameproof Crepe Streamers (used for decorative purposes).

72-55-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.
SUBJECT—Application reopened January 24, 1956—re amendment to resolution to include new model Gasoline Dispensers—re Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single); previously approved.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application reopened September 27, 1955—re amendment to resolution to include additional model of

Automatic Washers and permission to market under additional trade names—re Home Laundry Automatic Washer, Models 50 and 53; previously approved.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.
SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

412-56-A

APPLICANT—Burke, Green and Groh, for Louis and Grace Molinari, owners (Grace Letter Shop, Lessee).
SUBJECT—Application June 1, 1956—Appeal from a decision of the borough superintendent, re use of frame building, re stairway, etc.
PREMISES AFFECTED—89-29 162nd street, east side, 283 ft. 2¼ in. south of 89th avenue, Block 9761, Lot 28, Jamaica, Borough of Queens.

312-50-A

APPLICANT—Samuel Rosenblum, for Westmore Realty Corp., owner.
SUBJECT—Application April 28, 1950—Appeal from an order of the fire commissioner—re elevator in readiness.
PREMISES AFFECTED—222-224 West 37th street, south side, 275 ft. west of 7th avenue, Block 786, Lot 62, Borough of Manhattan.

539-50-A

APPLICANT—Mola Realities, Inc., owner.
SUBJECT—Application July 11, 1950—Appeal from an order and a decision of the fire commissioner—re elevator in readiness.
PREMISES AFFECTED—261-267 West 35th street, north side, 94 ft. east of 8th avenue, Block 785, Lot 7, Borough of Manhattan.

900-51-A

APPLICANT—Samuel Rosenblum, for K. R. K. Corp., owner.
SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.
PREMISES AFFECTED—237-245 West 35th street, north side, 357 ft. 10¼ in. west of 7th avenue, Block 785, Lot 18, Borough of Manhattan.

901-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-8th Ave. Corp., owner.
SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.
PREMISES AFFECTED—304-306 West 36th street and 519 8th avenue, southwest corner, Block 759, Lot 45, Borough of Manhattan.

902-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-36th Street Corp., owner.
SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.
PREMISES AFFECTED—135-139 West 36th street, north side, 159 ft. 3¾ in. west of Broadway, Block 812, Lot 19, Borough of Manhattan.

903-51-A

APPLICANT—Samuel Rosenblum, for 150 West 28th St. Corp., owner.

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SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—150-154 West 28th street, south side, 125 ft. 5 in. east of 7th avenue, Block 803, Lot 67, Borough of Manhattan.

904-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-Wales Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-252 West 36th street, south side, 438 ft. 4 in. west of 7th avenue, Block 785, Lot 67, Borough of Manhattan.

905-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—12-14 West 27th street, south side, 60 ft. 6¼ in. west of Broadway, Block 828, Lot 56, Borough of Manhattan.

906-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-35th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—147-151 West 35th street, north side, 208 ft. 4 in. east of 7th avenue, Block 811, Lot 10, Borough of Manhattan.

907-51-A

APPLICANT—Samuel Rosenblum, for S.I.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—462-468 7th avenue and 209-211 West 35th street, northwest corner, Block 785, Lot 37, Borough of Manhattan.

908-51-A

APPLICANT—Samuel Rosenblum, for Francis Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-228 West 35th street, south side, 225 ft. west of 7th avenue, Block 784, Lot 60, Borough of Manhattan.

909-51-A

APPLICANT—Samuel Rosenblum, for Furcraft Realty Co., Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-246 West 30th street, south side, 200 ft. east of 8th avenue, Block 779, Lot 66, Borough of Manhattan.

910-51-A

APPLICANT—Samuel Roenblum, for 224 West 30th Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-232 West 30th street, south side, 306 ft. 8 in. west of 7th avenue, Block 779, Lot 57, Borough of Manhattan.

911-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—105-117 Madison avenue, south-east corner of East 30th street, Block 859, Lot 64, Borough of Manhattan.

912-51-A

APPLICANT—Samuel Rosenblum, for Palace Realty Co., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—231-239 West 29th street, north side, 353 ft. 6 in. west of 7th avenue, Block 779, Lot 17, Borough of Manhattan.

913-51-A

APPLICANT—Samuel Rosenblum, for David Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the borough superintendent—re elevator in readiness.

PREMISES AFFECTED—212-216 West 35th street, south side, 93 ft. 9 in. west of 7th avenue, Block 784, Lots 51 and 53, Borough of Manhattan.

914-51-A

APPLICANT—Samuel Rosenblum, for 48 Vesey Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—262-268 West 38th street, south side, 135 ft. 4 in. east of 8th avenue, Block 787, Lots 76 to 79, Borough of Manhattan.

428-55-A—Vol. II

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

56-56-A

APPLICANT—Sidney Daub, for Kohner Realty Corp., owner.

SUBJECT—Application January 16, 1956—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan.

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.

SUBJECT—Application June 7, 1956—re Appeal from a decision of the borough superintendent—omission of fire wall.

PREMISES AFFECTED—12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 2, 1956, at 10 o'clock in Room

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1013, Municipal Building, Manhattan, on the following matters:

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, at the request of an objector; no further request for adjournment.

558-52-BZ

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U. N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

Laid over from September 11, 1956 to October 2, 1956, at the request of the applicant; no further request for adjournment.

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

Laid over from September 11, 1956 to October 2, 1956, for further consideration, and for applicant to furnish additional information as to upland property and marginal street.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7i, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, for applicant to file a revised plan showing increased planting area on the proposed extension; hearing closed.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary; then to October 2, 1956, at the request of the applicant to file further revised plans and other information requested by the Board at the meeting of July 24, 1956; hearing previously closed.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

Laid over from September 18, 1956 to October 2, 1956, to file a decision of the Borough Superintendent.

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

543-27-BZ

APPLICANT—Henry L. Bayles, for 169 Holding Corp., owner.

SUBJECT—Application reopened September 11, 1956 for consideration as to amendment—restoration to garage—re

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(decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—169-181 Empire boulevard, north side, 160 ft. east of Bedford avenue, Block 1307, Lots 80-84, Borough of Brooklyn.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. and H. H. Karsten, owner.

SUBJECT—Application reopened February 7, 1956—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

204-52-BZ

APPLICANT—Henry George Green, for R. and G. Construction Co., Inc., owner (Greer Hydraulics, Inc., lessee).

SUBJECT—Application March 17, 1952—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district the parking and storage of motor vehicles for employees of Greer Hydraulics, Inc. (no fee to be charged).

PREMISES AFFECTED—469-471 18th street, north side, 300 ft. east of 8th avenue, Block 876, Lot 30, Borough of Brooklyn.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeades, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubrication, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district that is permitted.

PREMISES AFFECTED—253-11 Hillside avenue and 83-52 to 83-60 Little Neck parkway, northwest corner and 83-51 to 83-59 253rd street, Block 8596, Lot 33, Bellerose, Borough of Queens.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311 319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

834-55-BZ

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the proposed extension of a factory, which includes storage of piano parts, showroom and repairs, wood-working novelties, to exceed the permitted coverage.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, Borough of Brooklyn.

907-55-BZ

APPLICANT—Joseph J. Furman, for Atlantic Auto Parts Co., Inc., owner.

SUBJECT—Application November 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the use of the premises as a parking lot for customers and employees parking.

PREMISES AFFECTED—106-13 95th street, east side, 98.25 ft. south of Liberty avenue, Block 9164, Lots 191 and 192, Ozone Park, Borough of Queens.

982-55-BZ

APPLICANT—Latham C. Squire, for Matilda Sparagna, owner.

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a G1 area district the erection of a dwelling extending approximately 65 sq. ft. into the required rear yard.

PREMISES AFFECTED—166-16 14th road and 1456 Burton street, northeast corner, Block 4618, Lot 31, Beechhurst, Borough of Queens.

5-56-BZ

APPLICANT—Raymond Irrera, for Gennaro Migliaccio, owner.

SUBJECT—Application January 5, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection of a gas line service station with accessory uses of car washing, minor motor vehicle repairs and parking cars waiting service.

PREMISES AFFECTED—24-23 Parsons boulevard and 145-07 Willets Point boulevard, northeast corner, Block 4641, Lot 1, Flushing, Borough of Queens.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use of an existing dwelling to offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building—offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

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68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of the Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zone Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zone Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—re (decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.

PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry owners.

SUBJECT—Application June 29, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

522-56-BZ

APPLICANT—Simeon Heller, and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue and 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

SUBJECT—Application July 19, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 2, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 2, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

17-55-SA

APPLICANT—Cole Distributors Corp., for Apex Electrical Mfg. Co., owner.
SUBJECT—Application January 6, 1955—Apex Wash-A-Matic, Model CM5-6000.

564-55-SA

APPLICANT—H. D. Balsinger for American Radiator & Standard Sanitary Corp., owner.
SUBJECT—Application June 13, 1955—American-Standard Gas Boiler, Series G-6.

583-50-SA

APPLICANT—Cleaver-Brooks Co., manufacturer (James G. Brooks Co., Inc., agent).
SUBJECT—Application July 25, 1950—Cleaver-Brooks Rotary Oil Burner, Models LR-100-200-300-400-500-600-700.

1024-55-SA

APPLICANT—Selectrol Engineering Co. (Bennie L. Galumbeck, owner).
SUBJECT—Application December 9, 1955—Bantam Oil Burner, Models A1-0-50-100; A1-060-130; A2-125-220 and A3-200-375.

586-51-SA

APPLICANT—Prentiss Wabers Products Co., owner-manufacturer (Sears, Roebuck and Co., agent).
SUBJECT—Application August 13, 1951—Homart Floor Furnace, Model 155.15.

37-56-SA

APPLICANT—Caloric Appliance Corp., owner.
SUBJECT—Application December 23, 1955—Caloric Domestic Gas Kitchen Heater Range, Models HB3, HB4, H9B3, H9B4 with prefix CP and suffixes U, A, LM, X, C, B and T.

773-55-SA

APPLICANT—A. B. Carlson and Co., Inc., owner (Joseph A. Ross, Jr., agent).
SUBJECT—Application September 21, 1955—Echo Vent Signals (whistle stops when safe level fill is reached in fuel oil tank).

627-55-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application July 15, 1955—Detrex Dry Cleaner Process, Model 600-S.

860-55-SA

APPLICANT—H. D. Balsinger, for American Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application October 21, 1955—American-Standard G-4 Gas fired Boiler.

400-56-SA

APPLICANT—Overhead Heaters New York, Inc., owner (Ducane Heating Corp., manufacturer).
SUBJECT—Application May 25, 1956—Risco Hot-Time Heater (oil-fired) Models S140, S180, L150, L180, S75, H75, L75, CF75, S90, H90, CF90, S110, H110, L110 and CF110.

78-55-SM

APPLICANT—John M. Sibarium, Agent, for General Filters Inc., owner.
SUBJECT—Application February 1, 1955—General Filters Inc., Unifilters (for fuel oil), Models 75 and 77.

36-56-SA

APPLICANT—Caloric Appliance Corp., owner.
SUBJECT—Application December 23, 1955—Caloric Domestic Gas Range, Models 9207, 9207 X, CP 9207 and CP 9207 X.

29-55-SM

APPLICANT—E. I. DuPont de Nemours & Co., owner.
SUBJECT—Application December 29, 1955—"Fabrilite" V-8113-FR (flame resistant vinyl plastic coated glass fabric for use on folding doors).

84-56-SM

APPLICANT—Haslett Clute and Conveyor Co., owner.
SUBJECT—Application January 31, 1956—Haslett Clute and Conveyor Co., Side Hinged Intake Doors, for Aluminum Laundry Chutes.

426-38-SA—Vol. IV

APPLICANT—American Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application reopened May 18, 1954 as Vol. IV for test and report New Arcoflame Conversion Oil Burner, Model EH (models may have supplementary suffix numbers or letters); (high pressure oil burner for installation in boilers or furnaces).

286-56-SM

APPLICANT—M. H. Lazarus and Co., Inc., owner.
SUBJECT—Application March 19, 1956—Vinyglas (drape-eries-blackout).

880-50-SA

APPLICANT—International Projector Corporation, owner
SUBJECT—Application reopened February 21, 1956—re—Amendment to resolution as to additional model of Dry Cleaner—re Sec-O-Matic Dry Cleaning System, Models AH, AHR, and Ar; previously approved.

820-39-SA

APPLICANT—Fluid Systems, Incorporation, owner.
SUBJECT—Application reopened March 6, 1956—re—Amendment to resolution as to change in ownership and trade name—re Lines Termal Electric Conduction System (heating systems of viscous liquids including fuel oil); previously approved.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.
SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.
PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.
SUBJECT—Application February 4, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 9, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.
SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and

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extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubritorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

674-54-A

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

51-56-BZ

APPLICANT—Kenneth W. Milnes, for Salvatore Spiritoso, owner.

SUBJECT—Application January 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, car wash, lubritorium, minor motor vehicle repairs.

PREMISES—1840 Richmond terrace, southwest corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond.

Laid over from September 11, 1956 to October 9, 1956, to permit the applicant to send out notices and file proof of service in accordance with the requirements.

315-56-BZ

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use g area district the erection of a one family dwelling with less than the required setback from the line of Hanford street as shown on the city map.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

316-56-A

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—Appeal from a decision of the borough superintendent—use of cellar for living quarters.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

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SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

408-55-BZ

APPLICANT—Gilda DeGiuseppe, owner.

SUBJECT—Application May 19, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the erection of a 2 story factory building of class 3 construction, using more than the area permitted.

PREMISES AFFECTED—1368-1370 39th street, south side, 120 ft. west of 14th avenue, Block 5298, Lot 34, Borough of Brooklyn.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiano, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 9, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

547-56-SA

APPLICANT—A to Z Equipment Corporation, owner.

SUBJECT—Application July 17, 1956—AZCO Propane Burning Drying Heater, Models 150-A (to supply temporary heating for construction work).

334-56-SM

APPLICANT—Athol Manufacturing Company, owner.

SUBJECT—Application April 27, 1956—Terson 4212, FRS-MRS (for folding doors in places of public assembly).

151-56-SM

APPLICANT—Universal Valve Company, Inc., owner.

SUBJECT—Application February 8, 1956—Univalv New York City Fill Box for Gasoline, Sizes 2" and 3".

570-55-SA

APPLICANT—Ohio Chemical & Surgical Equipment Company, owner.

SUBJECT—Application June 22, 1955—Ohio Chemical and Surgical Equipment Company, Inc., Oxygen Tent, Model 25.

585-51-SA

APPLICANT—Clifford H. Smith, agent, for The Whitlock Manufacturing Company, owner-manufacturer.

SUBJECT—Application August 10, 1951—Whitlock Fuel Oil Heaters, Types R, V, V-1 and V-1-W.

542-55-SA

APPLICANT—Henry Waterman & Brother, Corp., owner.

SUBJECT—Application reopened May 29, 1956—re amendment to resolution as to additional models of gas ranges—re Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6; previously approved.

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened May 1, 1956—re amendment to resolution as to additional models—re Norman Southerner Horizontal Designed Forced Air Gas-fired

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Central Furnace, Models UH40, UH60, UHB60, UHB80, UHB100, FU40A, FU60A, FUB40A, FUB60A, FUB80A and FUB100A; previously approved.

1005-54-SA

APPLICANT—Linde Air Products Company, Div. of Union Carbide and Carbon Corp., owner.
SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

648-53-A

APPLICANT—Noah N. Sherman, for Therese D. Browning Trust, owner, William C. trustee (Charles Wilson, Inc., lessee).
SUBJECT—Application August 13, 1953—re Appeal from a decision re an order of the fire commissioner—manufacture of inflammable or combustible mixture.
PREMISES AFFECTED—109 West 17th street, north side, 125 ft. west of Avenue of the Americas (6th), Block 793, Lot 30, Borough of Manhattan.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.
SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.
PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

960-55-A

APPLICANT—Joseph Mitchell, for General Time Corporation, owner.
SUBJECT—Application December 1, 1955—re Appeal from a decision of the fire commissioner—smoking in factory.
PREMISES AFFECTED—107-109 Lafayette street and 98 Walker street, northeast corner, Block 197, Lot 30 Borough of Manhattan.

152-44-A—Vol. II

APPLICANT—William R. Tolliver, trustee, for Queens Lodge 1001 Elks, owner.
SUBJECT—Application reopened May 22, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—public occupancy in a frame building.
PREMISES AFFECTED—112-22 New York boulevard, west side, 130 ft. north of 112th road (Meyer avenue), Block 12183, Lot 35, Jamaica, Borough of Queens.

642-51-A—Vol. II

APPLICANT—M. Martin Elkind, for DeKalb Realty Corp., owner.
SUBJECT—Application reopened November 29, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress and live load.
PREMISES AFFECTED—1064-1066 DeKalb avenue, south side, 200 ft. west of Reid avenue and 563-567 Kosciusko street, Block 1603, Lot 27, Borough of Brooklyn.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.
SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.
PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, Chairman.

OCTOBER 16, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 16, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.
SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.
PREMISES—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

Laid over from September 11, 1956, to October 16, 1956, for inspection and decision; hearing closed.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.
SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.
PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary; then to October 16, 1956 for further inspection and decision.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.
SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.
PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 18, 1956, at the request of an objector; no further request for adjournment; then to October 16, 1956, for inspection and decision; hearing closed.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.
SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.
PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

CALENDAR

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubricatorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach Boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with

less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okosliken and Louis Levine, owners. (William Crystal, lessee).

SUBJECT—Application May 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

PREMISES—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

682-54-A

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

CALENDAR

SUBJECT—Application August 6, 1954—Appeal from a decision of the borough superintendent—re frame structure with fire limits—business use; exits.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application reopened July 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lot 24, Borough of The Bronx.

765-49-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Clarence R. Knickman, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the proposed extension of parking and storage, outdoor display, sales of motor vehicles, Certificate of Occupancy does not include garage for 3 cars or office building.

PREMISES AFFECTED—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens.

194-56-A

APPLICANT—Burke, Green and Groh, for Clarence R. Knickman, owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re use of frame building—business use.

PREMISES AFFECTED—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens.

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars.

PREMISES AFFECTED—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

346-55-BZ

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—re (decision of the borough superintendent) under sections 7c and 7a of the zoning resolution, to permit in a business use district, proposed extension of building and openings between adjacent parts of buildings; new extension to be used for machine shop and welding and storage of acetylene and oxygen bottles; new storage space to be used for the parking of 3 trucks.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

347-55-A

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office, boiler room, meat processing and including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

1015-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Daniel and Mildred Gallo, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing non-storage garage for more than 5 motor vehicles and gasoline service station, lubritorium, minor auto repairs and car washing, to include brake work, wheel alignment, storage room, office, sales, parking and storage of motor

CALENDAR

vehicles, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—81-01 to 81-15 (81-11 official) 41st avenue and 40-47 to 40-53 81st street, northeast corner, Block 1492, Lots 35 and 37, Elmhurst, Borough of Queens.

93-56-BZ

APPLICANT—Charles M. Spindler, for Saul and Herman Shapiro, owners.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed reconstruction of present gasoline service station and use of premises for gasoline service, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service; proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—4002-4014 Avenue U and 2001-2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

579-56-BZ

APPLICANT—John F. Fitzsimons, for Sol Cafe Manufacturing Corp., owner.

SUBJECT—Application August 31, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, B area, ½ height district, the erection of a 4 story building including tower (which includes 6 platforms), which exceeds the height limit.

PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

580-56-A

APPLICANT—John F. Fitzsimons, for Sol Cafe Manufacturing Corp., owner.

SUBJECT—Application August 31, 1956—Appeal from a decision of the borough superintendent—re egress, vertical openings, etc.

PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect place, Block 1112, Lot 54, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 16, 1956, at 2 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

927-55-A

APPLICANT—Samuel S. Arlen, for Royal Paper Corp., owner.

SUBJECT—Application November 14, 1955—Appeal from a decision of the borough superintendent—re stairways.

PREMISES AFFECTED—210-216 11th avenue and 564-568 West 25th street, southeast corner, Block 696, Lot 65, Borough of Manhattan.

27-56-A

APPLICANT—Herman E. Horwood, for 730 Fifth Ave., Corp., owner.

SUBJECT—Application January 10, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—728-734 5th avenue and 2-4 West 57th street, southwest corner and 3-9 West 56th street, sub-cellar, Block 1272, Lot 39, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning October 23, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7c of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station lubricatorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 30, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

CALENDAR

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show

windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 18, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956, for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 2, 1956, for applicant to file a decision of the Borough Superintendent.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozon Park, Borough of Queens.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Benjamin Einhorn.

For Opposition: Walter P. Busch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under

sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Charles E. Bernstein and Abraham Abramson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment to be considered.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district, a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Fischer.

For Opposition: S. Bodian for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 25, 1956, at the request of applicant; notices mailed did not provide the required time for notice of hearing; applicant to send out further notice to affected property owners, by regular mail.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue, 1893-1899 Shore parkway, northwest corner and 2568-2576

MINUTES

Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Anthony Staudt and William I. Musso.

For Opposition: Ernest F. Lindemann and S. Bodian for Dep't. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; at which time the board will consider the A appeal 682-52-A to be placed on the calendar for hearing on such date; hearing closed.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—(decision of the borough superintendent) under sections 7e, 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Thomas P. McGuire.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Heffner and Abraham Farber.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Kraushaar.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filonio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 2, 1956, at the request of the applicant to file further revised plans and other information requested by the Board at the meeting of July 24, 1956; hearing previously closed.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

SUBJECT—Application October 26, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES AFFECTED—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Anna Seiden.

For Opposition: Nathaniel R. Kaplan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to September 25, 1956, for applicant to file statement of agreement with adjoining owner as to the use of the overage space to the west not in the business district; hearing previously closed.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

MINUTES

SUBJECT—Application December 6, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Vincent Abbate and Joseph Fino.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivisional) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Charles Carubia, Irene Crane, Mrs. Edward W. Wilson, Mrs. F. Noara, Mrs. W. F. Crowen, Isabella Eisen, Darwin Bea, Margaret Knight, Alice Fogus, Otto F. Hochholz, Dorothy Sanatore, Richard and Antoinette Cropper, Clara Roth, Katherine Agiato, Theresa Oristano, Teresa Matthews, Elizabeth Baliman, Frank Guomo, Mary L. Campbell and Marie Schroeder.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for further inspection and decision; hearing previously closed.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES AFFECTED—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Graziano Pressimone.

For Opposition: John F. Fitzsimons, George Kelly, Mrs. E. Jordan, Vincent L. Pitaro, C. Winship, Bertha Guckenberger, Anne Corrado, Mrs. F. Barranco, Mrs. D. Mahairas, Mrs. C. McKeon, Mrs. G. Verry, Henry Fessman, Thomas R. Jordan, Margaret Hickey and A. F. Guckenberger.

For Administration: Samuel L. Becker Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—(decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, salesroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Curno.

For Opposition: George A. Weissblum.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okoshken and Louis Levine, owners (William Crystal, lessee).

SUBJECT—Application May 10, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

PREMISES AFFECTED—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Paul Friedman and Morris Okoshken.
For Opposition: Joseph A. Di Salvo, James E. Orr, Sylvester Carra, Patrick Farrelly, William M. McKinley and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES AFFECTED—1200-1222 Gunhill road, south side, from Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Opposition: Edward Kiley, Jr., Mrs. Lydia Struhl, Nathan Copeland, Jean Iannone, Mary McDonough, Clara R. Flynn, Christina Cotrone, Pasquale M. Bruno, Ida Pringleton, John Redmond, Grace Micucci, Anthony Mazzio, Julia Petrenchick, Joseph E. Bracco, Isabella Eisen, Frances Leonardo, Mary McKessy, Mrs. F. Pisaniello, Anna Campo, Shirley Malkman, Frances Berg, Leonard A. Pringleton, Mabel Hodge, Nicholas Bonanno, John McKessy, Teresa G. Cobuzio and Rose Light.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

2-52-BZ

APPLICANT—Harry Soled, for Wilroth Realty Co., Inc., owner (Harry Martin, Inc., lessee).

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired July 17, 1953—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitted in a business use, C area district, the extension on first floor using more than the area permitted.

PREMISES AFFECTED—1221 Quentin road, north side, 19 ft. 9½ in. west of East 13th street, Block 6775, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, on June 17, 1952 this application was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a business use, C area district, the extension on first floor, using more than the area permitted; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on July 17, 1956 and set for hearing on September 11, 1956 at 10 A.M., subject to regular procedure, and laid over to September 18, 1956, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to September 18, 1956, for the preparation of a new digest; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1956 acting on Alt. Applic. 3881-51, reads:

"1. Approval has expired and is in violation of Sect. 22A of Zone Resolution; note—a variance was granted by Bd. of St. & Appeals under 2-52-BZ."

Resolved that the Board of Standards and Appeals does hereby amend the resolution adopted on June 17, 1952, only so far as it refers to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"that in view of statement by applicant that the work is 90% completed and will be fully completed at once, that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within six months from the date of this amended resolution." (Alt. App. 3881-51.

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application reopened July 17, 1956 for consideration as to extension of time to complete, expired November 4, 1954—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy and extension of existing dwelling to a restaurant and refreshment stand for a term of five years.

PREMISES AFFECTED—1940 Bruckner boulevard, south side, 347 ft. east of White Plains road, Block 3677, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, on February 10, 1953, this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy and extension of existing dwelling, to a restaurant and refreshment stand, for a term of 5 years; and

WHEREAS, the applicant requested reopening of this application to consider revised plans; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on July 17, 1956 and set for hearing on September 11, 1956 at 10 A.M., subject to regular procedure, and laid over to September 11, 1956, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and affidavit of present owner; and

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to September 18, 1956, for the preparation of a new digest; and

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WHEREAS, the decision of the borough superintendent, dated July 5, 1956 acting on amendment to Alt. Applic. 688-52, reads:

"1. Any variation from plans previously approved by the Board must be referred to the Board for further consideration."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, only so far as it refers to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"that in view of the statement by applicant that a portion of the work, as shown on revised plan marked 'Received July 3, 1956', one sheet, and as authorized by the resolution above cited has been completed and that the owner intends to do no further work at this time, and in view of the requirement for obtaining a Certificate of Occupancy for the work that has been completed, that such Certificate of Occupancy shall be obtained within six months from the date of this amended resolution." (Alt. App. 688/52)

816-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Houser Buick, Inc., owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II —re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use D and E-1 area district the addition of old lot 60 for use for parking of more than five motor vehicles for patrons and employees and for the display for sale of more than five motor vehicles in conjunction with the automobile showroom, motor vehicle repair shop and storage garage; previously permitted by the Board.

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 182.25 ft. east of 218th street, Block 10766, Lot 53 —old Lots 53, 55, 57 and 60, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 29, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 218th street and Springfield boulevard are in local retail and residence use, D and E-1 area, class ½ height districts; Hempstead avenue is in a local retail use, D and E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 9, 1956 acting on amendment to N.B. Applic. 3042-53, reads:

"1. The extension of the area of the lot which is partly in a residence use district, to be used for parking of more than five motor vehicles for patrons and employees (no fee to be charged) and which is partly in a local retail district, to be used for outdoor display and sale of more than five motor vehicles, is contrary to Board of Stds. and Appeals Resolution 816-53-BZ, Bulletin #17, Volume XXXIX and contrary to Article II, Sec. 3 and Art. II Sec. 4-C of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 132.53 ft. in depth, presently used as follows: auto showroom for authorized automobile dealer, office and storage of auto parts and accessories; storage garage with gasoline tank and pump for dealer's use, no gasoline to be sold; motor vehicle repair shop; paint spray booth; parking of patrons' and employees' motor vehicles, no fee to be charged; that it is proposed to maintain the uses of automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories; storage garage with gasoline tank and pump for dealer's use, no gasoline to be sold; motor vehicle repair shop; parking of patrons' and employees' motor vehicles, no fee to be charged, and to add the use of outdoor display and sale of more than five used cars, in local retail use district only; and

WHEREAS, the applicant states that this is an application to permit, for a term of years expiring March 30, 1964, the extension of the area of this lot, which is partly in local retail use district and partly in a residence use district, so as to permit the rear portion thereof in the residence use to be used for parking of more than five motor vehicles for patrons and employees, no fees to be charged, and to permit the front portion thereof, which is in a local retail use, to be used for outdoor display and sale of more than five motor vehicles, all in conjunction with existing uses of the subject premises previously granted by the Board under Cal. No. 816-53-BZ, for a stated term of 10 years as to parking and 20 years as to the other uses; and

WHEREAS, the applicant states that the subject premises is presently zoned as a class ½ height district; that the portion of the property within 100 ft. of Hempstead avenue is presently zoned as a local retail use and a D area district and the remainder is zoned as residence, E-1 area district; that as of July 25, 1916 the portion of the property within 100 ft. of Hempstead avenue was zoned as a business district and the remainder as a residence district; that the local retail zoning of the portion presently so zoned became effective on January 21, 1947; that as of July 25, 1916 the property was zoned as a one times height district and a D area district and the present height zoning became effective on June 30, 1952; that the portion of the property more than 100 ft. from Hempstead avenue was changed to an E-1 district on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that on March 30, 1954 the Board, under Cal. No. 816-53-BZ, granted an application to permit for a term of 20 years on a portion of the subject premises in Block 10766, former lots 53, 55 and 57, in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E-1 area district, the erection and maintenance of a structure to be used as automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use, using more than the area permitted; and permitting signs extending above top of roof beams in the local retail use portion of the plot, and permitting for a term of 10 years the parking of patrons' and employees' vehicles on unbuilt upon portion of the plot, no fee to be charged; that on the same date the Board, under Cal. No. 817-53-A, granted an appeal from an administrative decision to permit a variation from the requirements of the labor law as to exits from the mezzanine floor; that the subject premises is presently designated as block 10766, lot 53 and consists of former lots 53, 55 and 57 and former lot 60, which was not included in the previous application; that pursuant to the variance heretofore granted, a one story and mezzanine building has been built and temporary certificate of occupancy No. Q-108199 dated March 8, 1956 has been issued affecting former lots 53, 55 and 57; that former lot 60 and former lots 53, 55 and 57 now comprise official lot 53; that the work is almost all completed except that the westerly wall has not been constructed between former lots 57 and 60 as required, but has been constructed along the northerly line of former lot 60; that no wall has been constructed at the westerly line of former

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lot 60, where the unpierced wall and an existing wood fence exist on the adjoining premises at or near the lot line; and

WHEREAS, the applicant further states that in conjunction with the uses heretofore approved for former lots 53, 55 and 57, it is proposed to use the unbuilt upon portion of former lot 60 as follows: to extend the parking lot area to include the rear of former lot 60; to use the front portion of the lot which is in a local retail district to be used for outdoor display and sale of more than five motor vehicles and to obtain a new certificate of occupancy for the entire premises; that it is also proposed to obtain approval for eliminating the paint spray use and for the present dimensions of the existing building, which differ slightly from the dimensions heretofore approved; and

WHEREAS, the applicant contends that no new use of the existing building is proposed; that the interior of the building has been redesigned so as to permit better operating conditions; that there have been no changes or extensions of the height or area of the building except that the main portion of the building is 4 ft. wider and the showroom is 5 ft. 9 in. wider; that however, despite the slight increase in the dimensions of the building, the extent of non-conformity with the area of coverage limitations is decreased by reason of the increase in the area of the plot; that the unbuilt portion at the rear of the existing building which is located partly in the local retail use district and partly in a residence district has been approved by the Board for parking of patrons' and employees' motor vehicles, no fee to be charged, and is proposed to be extended to include the rear of former lot 60; that the proposed term of the variance will expire on March 30, 1964, which is the expiration date of the original term; that the use of this portion of the subject premises for parking of patrons' and employees' cars will not adversely affect the neighborhood; that the portion of the rear of former lot 60 within the residence use is small in area, approximately 2000 sq. ft.; that nearby property owners on 101st avenue will be protected and buffered by the existing 5 ft. 6 in. high masonry fence wall which has been constructed along the entire 101st avenue frontage and along the westerly building line to the existing wood fence on the adjoining property; that there will be no entrances to or exits from the premises via 101st avenue; and

WHEREAS, the applicant further contends that the westerly portion of the subject premises, which consists of former lot 60 and which was not included under the previous application under Cal. No. 816-53-BZ, is to remain unbuilt upon; that it is proposed, however, to use the portion of the premises which fronts on Hempstead avenue and is zoned for local retail use, for the outdoor display and sale of more than five motor vehicles for a term to expire March 30, 1964; that the proposed use of this portion of the premises for used car sales will benefit the owner by enabling it to consolidate all of the incidental uses at one location, with no adverse effect upon the neighborhood; that the used car sales use is to be confined entirely within the local retail use portion of the premises; and

WHEREAS, the applicant states that the present owner has held title to lot 53 since March 22, 1954; lot 55, March 31, 1954; lot 57, April 12, 1954 and lot 60 since September 8, 1954; that the assessed valuation of land is \$35,000 and of the building \$122,000 making a total of \$157,000; that the building was erected March 8, 1956.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 30, 1954, as last amended by resolution adopted April 3, 1956, to permit the extension of area and uses as proposed and as indicated on plans filed with this application marked "Received May 8, 1956", 10 sheets, and to permit the extension of the building and the extension of the parking use and the addition of sale of used cars on a portion of the plot, as shown, and other changes to the elevation of the building, all as shown on the above cited plans, on condition that the proposed conditions as to use of the premises and the planting and paving shall be carried out for the extended plot in conformance with the requirements of the resolution

above cited, adopted March 30, 1954; that the fences now existing on the westerly lot line of the premises may be removed to the new westerly lot line; that such parking and the sale of used cars shall be in conformity with the terms as previously permitted in the resolution above cited; that this variance may be for a term ending March 30, 1964; and that all permits shall be obtained, including a Certificate of Occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

357-54-BZ

APPLICANT—Lama, Proskauer and Prober, for E. M. D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district the maintenance of an additional building on the old factory for woodworking and manufacturing of electrical equipment.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. $\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Kirshenbaum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Ralph avenue and Avenue D are in an unrestricted use, A area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 28, 1954 acting on N.B. Applic. 220-54, reads:

"1. Proposed bldg. does not front on a legal street and is therefore contrary to sect. 36 of General City Law. Art. 3 and sect. 1, par. V, Art. 1 Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 200 ft. in depth, on which is now located a factory for woodworking, metal working and manufacturing of electrical equipment; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a D area district and received its present designation on July 1, 1924; and

WHEREAS, the applicant states that the premises are presently developed with a one story brick building 77 ft. by 65 ft. 8 in., of class 3 construction, erected under N.B. 282-51 for use as a factory; that said permit has been revoked by the department of buildings, which fact is the basis of this appeal; that on the same lot there exists a two story brick building of class 3 construction, erected under N.B. 1146-50; that this building fronts on Ralph avenue and extends the entire depth of the lot with a one story brick loading berth at the rear; that these two buildings are on lot 70; that immediately adjoining to the east, lot 126 owned by the same owner, is a one story brick building having a frontage of 81.77 ft. on Ralph avenue and a depth of 100 ft.; and

WHEREAS, the applicant contends that the building in question does not front on any mapped street, but as the southerly part of the site extends to the center line of Avenue D if said avenue were extended, and as the site on the westerly part extends to the center line of East

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59th street if said were extended, and as this part of the site is unoccupied at the south and the west, and as all other lots owned by various owners in the vicinity are vacant, the building in question in effect does have frontage on a common highway; that inasmuch as this building was erected with an approved plan, it would be a hardship on the owner to now remove such building; that as the City developed in this area, East 59th street and Avenue D will be extended inasmuch as lots 79, 80 and 81 of block 7932 and lot 48 of block 7932 only front on East 59th street if it were prolonged; that lots 535, 534, 532 and 530 of block 7932, and lots 131, 525 and 508 only have frontage on Avenue D if it were prolonged; and

WHEREAS, the applicant states that the owner has held title to the property since May 12, 1950; that the assessed valuation of land is \$26,000 and of the buildings \$174,000 making a total of \$200,000; that the buildings were erected in 1951; and

WHEREAS, under this application, the Board is passing on the Zoning Objection as to Article I, paragraph V and other item as to section 36 of the General City Law is considered under Cal. 358-54-A; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to the construction of more than one building on the lot as precluded by Art. 1, sect. 1, par. v of the zoning resolution, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 358-54-A; that such building and uses as proposed and as indicated on plans filed with this application marked "Received April 30, 1954", five sheets; and that all permits shall be obtained including the certificate of occupancy within the requirements of section 22A of the zoning resolution.

358-54-A

APPLICANT—Lama, Proskauer and Prober, for E.M.D. Realty Corp., owner.

SUBJECT—Application April 30, 1954—filed pursuant to Section 36, General City Law—re proposed building does not front on legal street and an Appeal from a decision of the Borough superintendent.

PREMISES AFFECTED—1368-1370 Ralph avenue, west side, 427 ft. $\frac{3}{8}$ in. south of Ditmas avenue, Block 7932, Lot 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Kirshenbaum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated April 28, 1954, acting on N.B. Applic. 220-54, reads:

"1. Proposed bldg. does no front on a legal street and is therefore contrary to Sect. 36 General City Law Art. 3 and Sect. 1 par. V. Art. I Zone Resolution.

"2. Provide two legal exits leading direct to street as per Sect. 270 LL."

and

WHEREAS, the applicant states the building is one story, 18 ft. 4 in. in height, 77 ft. by 65 ft. 8 in. in area, of class 3 construction, erected 1951, located on a lot 80 ft. front by 200 ft. irregular, in depth, in an unrestricted use, A area,

class one height district, and used and occupied since 1951: basement—factory for woodworking, metalwork and manufacture of electric equipment, 20 persons; 1st floor—same, 35 persons; no change in use or occupancy is now proposed; that the building is equipped with an approved two-source sprinkler system, an approved interior fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. wide steel and concrete interior stairs, fire-proof enclosed, equipped with fireproof self-closing doors, with egress from the lower termination to street through an easement; and

WHEREAS, applicant states the premises have a frontage of 80 ft. on Ralph avenue, 180 ft. on the westerly lot line, 200 ft. on the northerly lot line, 100 ft. on the southerly lot line and 100 ft. on the easterly lot line, and are developed with a one story brick building 77 ft. by 65 ft. 8 in. in area, erected under N.B. Applic. 282-51, for use as a factory; that the permit was revoked by the Department of Buildings; that on the same lot there exists a two-story brick building erected under N.B. Applic. 1146-50, fronting on Ralph avenue and extending the entire depth of the lot, with a one story loading berth at the rear; that both these buildings are on lot #70; that adjoining to the east on Lot 126, in the same ownership, there is a one story brick building 81.77 ft. front on Ralph avenue and 100 ft. in depth; and

WHEREAS, the applicant contends that the building in question does not front on a mapped street but that as the southerly part of the site extends to the centerline of Avenue D, if said avenue were extended, and as the westerly part of the site extends to the centerline of East 59th street, if it were extended, and as this part of the site is unoccupied at the southwest, and as all other lots in the vicinity are vacant, the building in question does, in effect, have frontage on a common highway; that as the owner does have title to the centerline of Avenue D and East 59th street, and as such land is unbuilt upon and gives ample exit from the building to Ditmas avenue, it is requested that this appeal be granted; and

WHEREAS, the Objection as to Article I, paragraph V of the Zoning Resolution is passed on under Cal. 357-54-BZ.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 220-54, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, to permit means of reaching a mapped street as proposed, over premises owned by this owner leading to East 59th street; as to Objection No. 2, that the exits as proposed, shall be maintained; that in all respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by resolution adopted this day on calendar number 357-54-BZ.

810-54-BZ

APPLICANT—Louis Kurtz, for Curt Rahmsdorf, owner.

SUBJECT—Application October 26, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing one family dwelling, without the required setback.

PREMISES AFFECTED—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx.

APPEARANCES—

For Applicant: Louis Kurtz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to September 18, 1956, applicant to file proof of service in accordance with the requirements; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, G area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated October 15, 1954 acting on N.B. Applic. 456-54, reads:

"1. The survey shows an encroachment on the required 20' setback and is contrary to Sect. 16-B(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 77 ft. frontage by 81.38 ft. in depth, on which is located a building 48 ft. front by 27 ft. in depth, two stories, 25 ft. in height, of class 4 construction, used as a one family dwelling; that it is proposed to maintain existing one family dwelling without the required setback; and

WHEREAS, the applicant states that the use districts have not been changed since 1916; that the area was changed from F to G district July 6, 1938 and the height was changed from 1 times to $\frac{1}{2}$ on January 14, 1954; and

WHEREAS, the applicant contends that the one family dwelling as now built is in a G district in the section known as Fieldstone, and complies with all the articles of a G district with the exception of some steps and an entrance platform which has no roof or covering over it; that the main body of the house is set back 20 ft. 6 in. from the front building line at the easterly part of the house and approximately 24 ft. at the westerly part of the house; that the entrance platform is at the easterly part of the house and extends about 3 ft. beyond the required 20 ft. front setback; that the property rises about 10 ft. from the curb to the rear of the property; that the entire easterly and southerly portions of the lot is solid rock and the rock formation rises about 2 ft. above the surface; that the furthest the house could be set back was 20 ft. 6 in. at the easterly part of the property; that setting the house back further would have set it in the middle of the rock formation and the cost of rock blasting would have been prohibitive; that the blasters refused to consider blasting as this rock formation extends under adjoining houses and blasting would have been extremely hazardous, and that furthermore, setting the house back further would have caused an illegal rear yard; that a good portion of the rock extends into the cellar and the rear of the house had to be set 6 in. above the rear yard level; that this necessitated filling the front of the property and providing steps and an entrance terrace to reach the front door; that inasmuch as the entrance terrace or platform is uncovered, he does not consider it part of the house; that the street is curved, terminating opposite the center of the property and is continued as a street with narrow steps to a much lower level; that none of the adjoining houses are affected as the houses are not in line; and

WHEREAS, the applicant states that the present owner has held title to the property since July 15, 1941; that the assessed valuation of land is \$3,600 and of the building \$19,400 making a total of \$23,000; that the building was erected in 1954; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21 to permit the encroachment on the 20 ft. front yard as proposed and as indicated on plans filed with this application marked "Received October 26, 1954", 6 sheets, and "June

21, 1956", one sheet, on condition that such encroachment shall not exceed the entrance platform and steps as shown on such plans; that in all other respects the required 20 ft. yard shall meet all the requirements therefor; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

910-54-BZ

APPLICANT—Maxfield Blaufeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubritorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. $2\frac{1}{2}$ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux and Barney Antonoff.

For Opposition: Joseph Buch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956, for inspection and decision; then to September 11, 1956, for applicant to file revised plans, eliminating the two greasing pits and the repair work on inside of the building, reduce the curb cut; and show on plan the erection of the two new pumps set back 15 feet, if possible; then laid over to September 18, 1956 for applicant to file revised plans as to number of pumps and height of wall; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Kings highway are in retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 4, 1954 acting on Alt. Applic. 1474-54, reads:

"1. Proposed change of occupancy and rearrangement of facilities on premises, partly in a Retail and partly in a Residence District is contrary to Article II, PP. 3, PP. 4-A & PP. 6 of the Zoning Resolution.

2. Curb cut exceeding 30' is considered a pedestrian hazard and is contrary to Department regulations.

3. Curb cut and entrance to premises exceeding 3' 6" in a transition from 'Retail' to 'Residence' use district is contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 49 ft. $11\frac{3}{8}$ in. frontage on East 5th street and 61 ft. 6 in. on Kings highway and a depth of 50 ft. 4 in., on which is located a one story masonry, class 3 non-fireproof building; that it is proposed to rearrange the facilities in the existing gas and greasing station with auto laundry, by removing one present gas tank and pump within the residential use portion; that two new gas tanks and pumps will be placed within the retail use area; that the portion of the present building now used as auto laundry will serve as a lubritorium since the indoor greasing platforms will be eliminated; that the indoor greasing space will also serve as an electrical service shop with hand tools only; that no greasing or repairing will be performed in

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the open; that to create some privacy for the adjoining residential property, it is proposed to erect a 6 ft. high masonry wall and the present curb cut will be reduced in length to provide safety for passing pedestrians; and

WHEREAS, the applicant states that the subject plot presently has its largest portion situated in a retail use zone, while the remaining small triangular 8 ft. by 10 ft. by 13 ft. portion of land at the front and left corner is in a residential use zone; that these zone designations for the property became effective as of September 17, 1953; that prior to this date and since July 25, 1916 the retail use portion was zoned as business and the residential use area was unrestricted; and

WHEREAS, the applicant states that within the retail and largest portion, the plot is now improved with a one story masonry class 3, non-fireproof building erected under N.B. 10896-30 and permit No. 8447-30; that certificate of occupancy No. 62712 was issued for the following legal use—1st floor—auto laundry, one car garage and greasing platform for two cars, not more than five cars on the premises; and

WHEREAS, the applicant further states that on December 13, 1930 Bureau of highways permit No. A-12084 was obtained in order to lower two 15 ft. cuts at the curb fronting the premises, thereby giving access to cars awaiting service; that said use for the building and site continued unchanged until February 25, 1932 and on that date an additional certificate of occupancy No. 66835 was issued allowing the triangular unrestricted portion of vacant land within the plot, to be used as a gasoline and oil selling station; that a concrete curb and wire fence barrier was required to be erected separating the business portion according to approved alteration plan No. 1313-32 and permit No. 1167-32; that the fire department, in turn, on January 24, 1932 (permit 1167-32) gave permission to install and operate one 250 gallon gasoline tank and two dispensing pumps; that several years later, on June 8, 1939 permission was again given through fire department permit No. 376891 to install an additional 550 gallon gasoline tank; that these tank permits have been renewed annually until this present day; that the lawful occupancy of the premises has been in existence and unchanged since issuance of the last certificate of occupancy; and

WHEREAS, the applicant contends that the premises has been leased by different tenants during all these years and one of the lease terms compels each tenant to maintain and occupy the property lawfully with respect to municipal building laws; that however, one of its previous tenants, within the last two years, violated the law by unwittingly removing the concrete curb and fence barrier and violation No. 103-53 dated June 22, 1953 was issued by the department of buildings stating that the gas station had been extended into a prohibited area; that the present tenant was held liable for this violation, although when he took possession of the premises on March 6, 1953 the barrier was found to be removed and missing; that the barrier has now been replaced and there are no further violations pending against the property; that the granting of this application will have no adverse effect upon the existing commercial and business appearance of the surrounding district; and

WHEREAS, the applicant states that the present owner has held title to the property since January 10, 1952; that the assessed valuation of land is \$8,500 and of the building \$3,000 making a total of \$11,500; that the building was erected in December, 1930; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit rearrangement of the lawfully existing gasoline service station

substantially as indicated on last revised plans marked "Received September 12, 1956", one sheet, on condition that along the lot line, where shown to the north, there shall be erected a brick masonry wall not less than 5 ft. 6 in. in height; that the existing pumps along such lot line shall be removed and no pumps shall be installed except three pumps toward the center of the premises, where shown; that such pumps shall be of a low approved type; that the tanks now existing may be continued provided they are tested by the Fire Commissioner and found to be in good condition; that there may be additional 550 gallon approved gasoline storage tanks installed in the premises not exceeding five new tanks; that the curb cuts shall be rearranged as indicated on such revised plan marked "Received September 12, 1956"; that any portion of the curbing not included in the curb cuts, as shown, shall have the curbing restored; that the sidewalk in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the existing greasing pits and greasing stands in the open shall be removed and all greasing shall be maintained entirely within the accessory building; that there shall be no repair work done on the premises; that signs shall be restricted to the permanent signs attached to the front of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such standard shall be located where shown at the southerly end of the plot; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that windows in the accessory building facing the adjoining premises shall be made stationary and without opening; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

525-55-BZ

APPLICANT—Simon B. Zelnik, for Estate of William A. Ryan, owner (Kathryn T. Ryan, Executrix); (Henry Street Foods, Inc., lessee).

SUBJECT—Application June 10, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and restricted retail use district, the proposed store in the cellar of an old law tenement.

PREMISES AFFECTED—94 Pineapple street, south side, 92.6 ft. east of Henry street, Block 232, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving J. Hirshman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to September 18, 1956, for additional information from the applicant as to "marble" and antique shop, its owner, lease, etc.; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Pineapple street, Henry street and Fulton street are in residence and restricted retail use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1955 acting on Alt. Applic. 1175-54, reads:

"1. Proposed store in the cellar of an Old Law Tenement located in a Residence and Restricted Retail

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district is contrary to Art. 2 Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. 7 in. in depth, on which is located a five story residence building of class 3 construction, 25 ft. front by 82 ft. in depth, 50 ft. in height, with store in cellar; that it is proposed to legalize occupancy as store in cellar of five story residence building; and

WHEREAS, the applicant states that the subject premises is located 92.5 ft. east of Henry street and therefore has 7.5 ft. of its width in the present restricted retail district; that this was a business district until July 28, 1952 when the zoning was changed to its present use; that the remainder of the subject premises is in a residence district which has not been changed since its original zoning in 1916; and

WHEREAS, the applicant contends that the greater portion of the area of the premises requested to be used for retail purposes is within this 7.5 ft. of restricted retail use district; that permitting the use of the area requested for retail purposes would in no way detract from the area due to the fact that there is at present a tailor shop and theatre immediately to the east of the subject premises, being well within the residence district; and

WHEREAS, the applicant states that the present owner has held title to the property since March 5, 1931; that the assessed valuation of land is \$12,500 and of the building \$20,500 making a total of \$33,000; that the building was erected in 1895; and

WHEREAS, the applicant changed the basis of the application from section 7e to section 7b; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7b to permit continuance of the antique shop within the basement of this building and to extend it within the basement as proposed, as indicated on plans filed with this application marked "Received June 10, 1955," two sheets, *on condition* that the balance of the building shall be used only for uses as permitted in the present restricted retail district; that all permits shall be obtained and all work completed and a certificate of occupancy shall be obtained within three months of the date of this application.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956 for inspection and

decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 11, 1956 for applicant to file revised plans as to new accessory building; and then laid over to September 18, 1956, at the request of applicant to file further revised plans; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and White Plains avenue are in a business use, C area, class 1¼ height district; East 230th street is in business and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 30, 1955 acting on N.B. Applic. 1627-55, reads:

"1. The proposed new building to be used in connection with minor repairs, gas station and auto laundry, in a business use district is contrary to Sect. 4 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 75 ft. in depth, on which are located two metal buildings 25 ft. by 18 ft. and 16 ft. by 18 ft., used as gasoline service station; that it is proposed to retain the two metal buildings now existing on the site; that one building now used as office will be changed for storage use and sale of auto accessories; that the other building, a two car garage, will remain as is; that the new building will be used for office, an auto laundry and partly to close in present car grease lifts; and

WHEREAS, the applicant contends that the present owners claim the premises have been used for a gas station since 1924 and that they bought the property in 1947; that the owners wish to make new additions because of demands for servicing, car washing, the need for more space and the hardship of greasing cars in cold weather, therefore the necessity for closing in existing lifts; that this area is old and is 95% developed; that the property along White Plains road is entirely business while the side streets are residential; that this gas station is basically a neighborhood necessity as it services the immediate area; that the erection of this new building will in no way alter the appearance of the neighborhood; that a variation is requested for a period of 10 years; that the proposed building will be simple in design and will add to the appearance of the station; and

WHEREAS, the applicant states that the present owner has held title to the property since 1947; that the assessed valuation of land is \$27,500 and of the building \$4,500 making a total of \$32,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the lawfully existing gasoline service station to be re-arranged substantially as proposed and as indicated on revised plans marked "Received September 13, 1956", one sheet, *on condition* that pumps shall be of a low approved type and erected not nearer than 15 ft. to the street building line; that the existing metal buildings now on the premises shall be removed; that the accessory building shall be erected substantially as proposed and shall meet all the requirements of the Building Code; that there shall be no cellar under such building; that there shall be no windows or other openings in the rear wall of the accessory building; that along the rear and side lot lines, where shown, there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in. with suitable terminating posts; that under Section 7i there may be repairing maintained within the accessory building with hand tools only for adjustments; that signs shall be

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restricted to permanent signs attached to the facade of the accessory building facing White Plains avenue, and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection with East 230th street of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of both streets for a distance of not more than 4 ft.; that the premises where not occupied by the proposed accessory building and pumps shall be paved with concrete or asphaltic pavement; that suitable bumpers shall be maintained against the fences for the protection thereof; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

884-55-BZ

APPLICANT—John F. Fitzsimons, for Ferdinand Dorgler, owner.

SUBJECT—Application November 9, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the erection of an addition to an existing motor vehicle repair shop and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—115-16 to 115-18 Atlantic avenue, southwest corner of 116th street, Block 9401, Lots 6 and 8, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to September 18, 1956, for applicant to file more complete plan, showing existing and proposed conditions, including the existing legal curb cuts; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, and class 1¼ height district; Atlantic avenue is in a business and retail district; 116th street is in a business, retail and residence use district; and

WHEREAS, the decision of the borough superintendent, dated November 2, 1955, acting on Alt. Applic. 2739-54, reads:

"1. The extension of an existing non-conforming use by the erection of an addition to an Auto Repair Shop within a Business Use District is contrary to Art. II, Sec. 4(a) (29) as is also the proposed accessory parking and storage of motor vehicles."

and

WHEREAS, the applicant states that the premises consist of a plot 82 ft. frontage, by 92 ft. in depth, on which is now located a dwelling, store, motor vehicle repair shop; that it is proposed to erect an addition to an existing motor vehicle repair shop and to permit parking of vehicles awaiting service; and

WHEREAS, the applicant contends that this is an application for a variation of the zoning resolution so as to permit in a business use district an addition to an existing motor vehicle repair shop and the parking and storage of motor vehicles awaiting service; that the premises which is the subject to this application is on the southwest corner of Atlantic avenue and 116th street, having a frontage of 92

ft. on 116th street and 82 ft. on Atlantic avenue; it is presently occupied by a 2-story frame dwelling and store, constructed under NB 4695-1921, a 1-story concrete block store for which Certificate of Occupancy Q102568 has been issued under Alt. 2-1954, a repair shop constructed under NB 2394-1933, for which Certificate of Occupancy 50534 has been issued and an open shed in which repairing has been carried on without benefit of permit since 1940; that the repair shop fronts on 116th street and it is proposed to demolish the shed and to extend the building westerly by an addition, 36 ft. 8 in. wide by 45 ft. 5 in. deep; that since its construction the repair shop has been operated as such by Ferdinand Dorgler (first as a tenant and since 1949 as one of the owners) the first Fire Department permit having been issued in April 1934 at which time the property was in an Unrestricted Use District; an open space is proposed within the lot area for the parking and storing of cars awaiting service; and

WHEREAS, the applicant further states that to the west on the south side of Atlantic avenue is a lumber yard, shed and 1-story frame office; that adjacent to the premises on the south side is a 1-car garage on a 17 foot lot; that the opposite property to the east is developed with a 3-story frame dwelling and store; and

WHEREAS, the applicant contends that the proposed addition and the extension of the use will not adversely effect the neighborhood; and that there are no changes proposed in the street elevations; and

WHEREAS, the applicant states that the zoning of the site was changed from Unrestricted to Residence on May 14, 1941 and was changed from Residence to Business on July 17, 1953; and

WHEREAS, the applicant states that the present owner has held title to Lot 8 since December 12, 1940 and to Lot 6 since March 15, 1949, and to Lot 8 since December 12, 1940; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the existing building, substantially as proposed and as indicated on plans filed with this application marked "Received November 9, 1955," 6 sheets, "March 13, 1956," 1 sheet, and "September 14, 1956" two sheets, *on condition* that the present shed shall be removed; that the lawfully existing repair work may be extended from the existing building to the proposed extension; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that non-conforming uses shall not be further extended; that a new certificate of occupancy shall be obtained; that such portable fire fighting appliances shall be maintained throughout the entire repair shop as the Fire Commissioner shall require; that there shall be no openings in the proposed addition to the adjoining premises; that all work shall be completed and all permits obtained within the requirements of Section 22A of the zoning resolution.

Adjourned: 3:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 18, 1956,
2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

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348-34-A

APPLICANT—Samuel Rosenblum, for Montrose Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from an order of the fire commissioner; previously granted on condition, for a temporary term.

PREMISES AFFECTED—136 41st street, south side, 240 ft. east of 1st avenue, Block 716, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 18, 1935, on certain conditions; and

WHEREAS, the resolution was amended on November 19, 1935 and November 12, 1941; and

WHEREAS, the term of variance was extended from time to time and last extended on April 12, 1955; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 18, 1935, as thereafter amended by resolutions adopted through April 12, 1955 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted for a term of one year from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects." F.D. Permit #573698.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Luperco ATC and Lupersol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen, Joseph Sucher and Charles Dangelmajer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #5045-5 issued by the Fire Commissioner June 7, 1955, and repeated in his decision of September 28, 1955, reads:

and

"Technical Establishment

Gentlemen:

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

1. Reduce the total storage of Luperco ATC (50% benzoyl peroxide and 50% tricresyl phosphate) and Lupersol DDM (60% methyl ethyl keystone peroxide

—40% dimethyl phthalate) to not more than 25 pounds."

and

WHEREAS, the applicant states the building is 3 and 4 stories, 35 and 65 ft. in height, 83 ft. 9 in. front by 100 ft. 5 in. in depth at 1st floor; 83 ft. 9 in. front by 95 and 75 ft. in depth by typical floor, of fireproof construction, erected in 1912 and 1953 on a lot 125 ft. front by 100 ft. 5 in. in depth, in a manufacturing use, B area, class 1½ height district; used and occupied since 1944 as follows: No. 225-227—cellar—manufacturing and storage of buttons, 9 persons; 1st floor, same, 67 persons; 2nd floor—tool shop, 30 persons; 3rd floor—manufacturing and storage of buttons, 4 persons; 4th floor—manufacturing buttons, 26 persons; roof—dust collecting equipment, 0 persons; #223—1st floor—manufacturing and non-storage garage for not more than five motor vehicles, 16 persons; 2nd floor—packing, offices and manufacturing, 20 persons; 3d floor—storage of buttons, 15 persons. No change in use or occupancy is now proposed. The building is equipped with a one-source sprinkler system throughout, one interior 3 ft. 8 in. wide interior steel and concrete stairs, enclosed in 8 in. brick and 4 in. block, plastered, equipped with fireproof, hollow metal self-closing doors and extending from roof bulkhead direct to street, and one horizontal exit; and

WHEREAS, Certificate of Occupancy #43772 issued February 17, 1955, against Alt. App. 1243/52 classifies the building as class 1, fireproof construction and permits the following use and occupancy: #225-227 West 60th street; cellar—manufacturing and storage, 9 persons; 1st floor—manufacturing and storage, 67 persons; 2nd floor—tool shop, 30 persons; 3d floor—manufacturing and storage, 4 persons; 4th floor—manufacturing, 26 persons; roof—ventilating equipment. #223 West 60th street—1st story—manufacturing, garage for not more than 5 motor vehicles and loading area, 16 persons; 2nd story—packing, offices and manufacturing, 20 persons; 3d story—storage, 15 persons; and this certificate contains the note that not more than 75% of total floor area of building may be used for manufacturing purposes, of a type permitted in a manufacturing district, all in accordance with Section 4F of the Zoning Resolution; and

WHEREAS, the applicant states application was made for permission to store 250 lbs. of Luperco A.T.C. (50% benzoyl peroxide and 50% tricresyl phosphate paste) and 50% of Lupersol D.D.M. (60% methyl ethyl keystone peroxide and 50% dimethyl phthalate storage); and

WHEREAS, applicant states the products will be kept in a special masonry vault for storing inflammables 6½ feet long by 5¼ feet wide, provided with two steel shelves and steel door and one window equipped with Holmes Electric Protective system; that the vault has an automatic seven head sprinkler system on the ceiling, and to prevent leakage of liquids under the door there is a concrete 6½ in. high step; that there is nothing above this room but a flat concrete roof; the vault was designed in accordance with recommendations of the Fire Department and the Board of Fire Underwriters; and

WHEREAS, the applicant states that Luperco A.T.C. will be ordered in glass bottles containing ten pounds each and Lupersol D.D.M. in 1 lb. glass bottles; that the bottles containing Lupersol D.D.M. are kept in a metal container filled with silica flour into which the bottles are packed; the metal container is placed on an iron shelf in the storage room; that the Luperco A.T.C. is placed in its original case in the storage room; that after removal from the case, glass jars are placed on the iron shelf; that both catalysts are handled by persons having at least one year of college and are under strict technical supervision; and

WHEREAS, report dated September 8, 1954, from the Central Testing Laboratories to the Fire Commissioner states that the flashpoint of Lupersol D.D.M. is 85° open cup and the flashpoint of Luperco A.T.C. is 230° open cup.

Resolved, that the decision of the Fire Commissioner dated September 28, 1955, acting on Order No. 5045-5 be and it hereby is modified and that the appeal be and it hereby is

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granted on condition that the amount of Luperco ATC shall not exceed 250 pounds and Lupersol DDM shall not exceed 15 pounds; that when quantities of these materials are taken from the storage room to the mixing kettle they shall be in properly protected containers carried in cradles or baskets; that the handling and storage of these materials shall be in a manner satisfactory to the Fire Commissioner; that the Lupersol DDM the Luperco ATC shall be stored in the storage room in metal containers filled with silica flour into which the bottles are packed and the metal containers placed upon an iron shelf in the storage room, as proposed by the applicant.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Nathan Cooperstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 27, 1956, on Alt. App. 223/56 reads:

"1. The proposed occupancy of the premises as light manufacturing in cellar and as light manufacturing on the entire 2nd floor is contrary to Board of Stds and Appeals Resolution Cal. #499-44-A.

"2. The use of wood partitions in the cellar as indicated on plans submitted is contrary to 10.8.5 Bldg. Code.

"3. Width of stairway is inadequate for number of occupants—Section 278 Labor Law.

"4. Distance to exit from remote point exceeds 100' and is contrary to Sect. 270 Labor Law."

and

WHEREAS, the applicant states the building is 2 stories and cellar, 26 ft. in height, 125 ft. front by 107.27 ft., irregular, in depth, class 3 construction, erected 1927, located on a lot 125.33 ft. front by 187.27 ft. irregular, in depth, in a business use, A area, class 2 height district and used and occupied since 1927, in the cellar as a bowling alley, bar and restaurant, 150 persons, now vacant, and as stores on the first floor, with an occupancy of 50 persons since erection of the building, and on the 2nd story as a factory for the manufacture of sportswear with an occupancy of 120 persons since 1944, pursuant to variance granted by the Board under Cal. No. 499-44-A, for which certificate of occupancy Q31775 was issued November 22, 1944. The applicant states that the building is equipped with an approved standpipe system, two interior steel 4 ft. 7 in. wide stairs enclosed in terra cotta and wire lath and plaster, equipped with self-closing, fire-proof doors and leading direct to street, one stairs leads to the roof; there is no safe egress from the roof; and

WHEREAS, the applicant states the building was erected under N.B. App. 9466/27 and consists of a cellar, now vacant, used until about a year ago as a bowling alley, stores on the first floor and factory and printing shop on the 2nd floor; that the second floor use was permitted by the Board under Cal. No. 499-44-A; that the building was originally on Lot 1 and Lot 7 has been added prior to the action of the Board under Cal. No. 499-44-A so as to permit the construction of a stair enclosure; that the building has not been altered structurally since the action by the Board

under Cal. No. 499-44-A except that some of the partitions on the second floor have been removed giving better access to exits; and

WHEREAS, the applicant states that the cellar which was used as a bowling alley has been vacant for over a year and the space leased for the manufacture of sweaters using sewing machines, etc.; that the expected occupancy will not exceed 60 persons, although filed for a maximum of 100 persons; that the entire area is ventilated by a mechanical ventilating system; and

WHEREAS, the applicant contends as to Objection 1 issued by the Borough Superintendent that the variance granted by the Board under Cal. No. 499-44-A was for light manufacturing on the entire second floor; that the arrangement now is for printing shop with an occupancy of two and some temporary partitions within the factory have been removed; that the exits and standpipe are the same; that the bowling alley is now to be used for manufacturing sweaters and the Board is requested to permit the use of the cellar as a modification of the bowling alley use; and

WHEREAS, the applicant contends as to Objection 2 issued by the Borough Superintendent that the wood partitions referred to consist of the two small offices which are wood stud partitions consisting of 2 x 4 studs and plywood, the stockroom partitions extending to the ceiling constructed of 2 in. by 4 in. studs covered with sheet rock; that the toilet partitions are wood studs and sheet rock for the outer enclosures including the restrooms and the toilet rooms are constructed of studs plastered and tile; stair enclosures are terra cotta; the boiler room ceiling and steel stair soffits within the boiler room are covered with wire lath and portland cement mortar; that the existing wood partitions are no more hazardous than wood shelving and the Board is therefore requested to permit the partitions to remain; and

WHEREAS, the applicant contends as to Objection 3 issued by the Borough Superintendent that although the application made to the Borough Superintendent is for an occupancy of 100, the actual occupancy will not exceed 60 because of the machinery, equipment, etc. which will occupy much of the space; that for the requested occupancy of 100 the aggregate stair width is ample for the actual anticipated occupancy of 60; that the former occupancy was approved as 150; the Board is respectfully requested to accept the exits as indicated on plans on condition that the door widths be increased from 3 ft. to 3 ft. 8 in. for one stair and from 3 ft. 4 in. to 3 ft. 8 in. for the other stair as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends as to Objection 4, that the excess over 100 ft. from any stair exit is very small and the Board is requested to accept this small excess; and

WHEREAS, the applicant states that the computation for the stair capacities is as follows:

Cellar:

stair No. 1 4 ft. 7 in. wide	28 persons
lower entrance level 4 ft. 7 in.	
by 7 in.	32 sq. ft.
upper level at street level 4 ft. 7	
in. by 6 ft. and 7 ft. by 23 ft. 189 sq. ft.	
	221 sq. ft.
	45 persons

Stair No. 2.

4 ft. 10 in. wide	28 persons
lower level 4 x 4 ft. 10 in.	18 sq. ft.
lower plat. 4 x 4 ft. 10 in.	18 sq. ft.
upper level 5 x 8 ft.	40 sq. ft.
	76 sq. ft.
	15 persons

Total 116 persons

Second floor

stair No. 1 5 ft. 2 in. wide	28 persons
upper ent. level at 2nd fl. 4 ft.	
by 5 ft. 2 in.	22 sq. ft.

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lower level at 2nd fl. 4 ft. by 5 ft. 2 in.	22 sq. ft.	
	44 sq. ft.	9 persons
stair No. 2 3 ft. 10 in. wide		28 persons
upper level plat. 5 ft. by 6 ft. ...	30 sq. ft.	
lower level plat. 5 ft. by 8 ft. ...	40 sq. ft.	
	70 sq. ft.	14 persons
Stair No. 3 4 ft. wide		28 persons
2 platforms 4 ft. 9 in. by 8 ft. and 4 ft. by 8 ft.	70 sq. ft.	14 persons
Ceiling height excess		3 persons

Total for second floor 124 persons and

WHEREAS, the applicant states that the area of the lot is 23,168 sq. ft.; that the area used for manufacturing on the second floor is 7,000 sq. ft. and the area proposed for manufacturing in the cellar is 6,800 sq. ft.; and

WHEREAS, the applicant states that question of loading berths under Section 19A of the zoning resolution was taken up at the time of the examination by the Borough Superintendent and no loading berth was required.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 223/56, dated February 27, 1956, Objection No. 1, and that the appeal be and it hereby is *granted*, to permit the amount of space for light manufacturing as now proposed in the cellar and second floor, based on the area of the lot on which this building is constructed, namely, Block 9995, Lot 1 and an adjoining lot under the same ownership now used for parking and known as Lot 7; that as to Objection No. 2, the arrangement of the cellar shall be as proposed on revised plans marked, "Received June 20, 1956", (2 sheets), and "July 26, 1956", (2 sheets), "July 18, 1956", (one sheet), as to the second floor; and "July 18, 1956" (3 sheets), showing existing conditions in the cellar and existing and proposed conditions on the second floor; *on condition* that the stairway to the south, adjacent to 146th street, shall be constructed so as to provide an exit to the street from the basement; that the ventilating system for the basement area, as indicated on revised plans of the cellar marked "Received July 26, 1956" shall be installed and maintained at all times while the factory is in operation; that the existing stairs, one to Jamaica avenue and one to the first floor leading to the rear, shall also be maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; and withdrawn as to Objections 3 and 4, applicant to comply; that all stairs above referred to shall comply with the Labor Law; and that there shall be no loading device or chute within the stair enclosure.

279-56-A

APPLICANT—Watchtower Bible and Tract Society of New York, Inc., owner.

SUBJECT—Application April 2, 1956—Appeal from an order and a decision of the fire commissioner—re refrigerating system.

PREMISES AFFECTED—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hayden Covington and Stanley Ford.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, Order #11954-5, issued by the Fire Commissioner November 28, 1955, reads:

"Before a permit to maintain or operate a refrigerating system may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

"1. Discontinue and remove the direct method of refrigeration from that part of the building prohibited by C19-98.0-b, Administrative Code.

Note: Refers to unit where lines lead from compressor in cellar to evaporator on 2nd floor. Rule 3, Freon Rules."

and

WHEREAS, the decision of the Fire Commissioner dated June 19, 1956, reads:

"In response to your letter of January 9, 1956 requesting reissuance of Order No. 11954-5 and the reissuance of same for the purpose of filing an appeal, I regret to advise you that your request is denied.

"However, you may appeal from this denial to the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is 9 stories and penthouse, 90 ft. in height, 201 ft. front by 99 ft. 9 3/8 in. in depth at street level and 81 ft. 5 7/8 in. in depth at typical floor level, of class One construction, altered in 1950 and located in a residence use, B area, district and used and occupied since 1950: Cellar—kitchen, dining room and boiler room, 520 persons; basement—laundry, service, storage, 35 persons; 1st floor—Chapel, lounge and dormitory, 500 persons; 2nd floor—Dormitory and studios, 100 persons; 3rd floor—dormitory and clinic, 90 persons; 4th to 8th floors: Dormitory, 76 persons on each of the 4th, 5th and sixth floors, 75 persons on each of the 7th and 8th floors; 9th story: dormitory and offices, 40 persons; penthouse: offices and dwelling, one family, 35 persons; the building is equipped with an approved standpipe system, a one-source sprinkler system, an approved interior fire alarm system; three interior 42 in. wide steel and concrete stairs, concrete enclosed, equipped with fireproof self-closing doors and leading to roof bulkhead; and

WHEREAS, Certificate of Occupancy No. 127521, issued October 5, 1950 against Alt. Applic. 4233/46, describes the building as a class B, heretofore erected existing (dormitory) and permits the present use and occupancy; and

WHEREAS, the applicant contends that the owner is operating radio studios in the building pursuant to the Certificate of Occupancy and the only way in which these studios can be operated in the summer is to have them air-conditioned; that the refrigeration does not endanger the life and health of the occupants of the building; that the refrigeration serves two principal studios and one control room on the second floor of the building; that the system is a Class "C" system containing only five pounds of F12 refrigerant with a three horsepower compressor; that the evaporator is located in the ventilating room alongside of the studios and the cold air is transmitted to the studios through ducts; that since there is no space on the floor below the studios for the installation of the refrigerating unit, lines are run from the evaporator on the studio floor level in a workmanlike manner through areas not open to the public; that these lines run down the inside of the walls a safe distance from the living quarters and office and do not constitute a hazard, even in an emergency, to the occupants of the building.

Resolved, that the decision of the Fire Commissioner dated November 28, 1955, acting on Order No. 11954-5 be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the system shall be maintained substantially as proposed, as indicated on plans filed with this appeal marked "Received April 2, 1956" (5 sheets); that the amount of refrigerant as proposed—F12, shall not exceed the amount permitted under the code in a Class "C" system; that the system shall be maintained to the satisfaction of

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the Fire Commissioner; that the refrigerating machinery room in the cellar shall be ventilated in accordance with the requirements of the Code.

221-55-A—Vol. II

APPLICANT—Charles L. Koester, for Joseph Casa, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider proposed changes—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—266-14 East Williston avenue, south side, 44.59 ft. west of 267th street, Block 8811, Lot 22, and 84-20 267th street, southwest corner of East Williston avenue, Block 8811, Lots 22 and 28, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

194-44-A

APPLICANT—Harry M. Sushan, for The Williamsburgh Savings Bank, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1 Hanson place, northeast corner of Ashland place, Block 2111, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

312-50-A

APPLICANT—Samuel Rosenblum, for Westmore Realty Corp., owner.

SUBJECT—Application April 28, 1950—Appeal from an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—222-224 West 37th street, south side, 275 ft. west of 7th avenue, Block 786, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P.M., for formulation of resolution and further action.

539-50-A

APPLICANT—Mola Realities, Inc., owner.

SUBJECT—Application July 11, 1950—Appeal from an order and a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—261-267 West 35th street, north side, 94 ft. east of 8th avenue, Block 785, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M. for formulation of resolution and further action.

900-51-A

APPLICANT—Samuel Rosenblum, for K.R.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—237-245 West 35th street, north side, 357 ft. 10¼ in. west of 7th avenue, Block 785, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M. for formulation of resolution and further action.

901-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-8th Ave. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—304-306 West 36th street and 519 8th avenue, southwest corner, Block 759, Lot 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M. for formulation of resolution and further action.

902-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-36th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—135-139 West 36th street, north side, 159 ft. 3¾ in. west of Broadway, Block 812, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P.M., for formulation of resolution and further action.

903-51-A

APPLICANT—Samuel Rosenblum, for 150 West 28th St. Corp. owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—150-154 West 28th street, south side, 125 ft. 5 in. east of 7th avenue, Block 803, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P.M., for formulation of resolution and further action.

904-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-Wales Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

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PREMISES AFFECTED—242-252 West 36th street, south side, 438 ft. 4 in. west of 7th avenue, Block 785, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M., for formulation of resolution and further action.

905-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—12-14 West 27th street, south side, 60 ft. 6¼ in. west of Broadway, Block 828, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M., for formulation of resolution and further action.

906-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-35th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—147-151 West 35th street, north side, 208 ft. 4 in. east of 7th avenue, Block 811, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M., for formulation of resolution and further action.

907-51-A

APPLICANT—Samuel Rosenblum, for S.I.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the first commissioner—re elevator in readiness.

PREMISES AFFECTED—462-468 7th avenue and 209-211 West 35th street, northwest corner, Block 785, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M., for formulation of resolution and further action.

908-51-A

APPLICANT—Samuel Rosenblum, for Francis Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-228 West 35th street, south side, 225 ft. west of 7th Avenue, Block 784, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M., for formulation of resolution and further action.

909-51-A

APPLICANT—Samuel Rosenblum, for Furcraft Realty Co., Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-246 West 30th street, south side, 200 ft. east of 8th avenue, Block 779, Lot 66, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M., for formulation of resolution and further action.

910-51-A

APPLICANT—Samuel Rosenblum, for 224 West 30th Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-232 West 30th street, south side, 306 ft. 8 in. west of 7th avenue, Block 779, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M., for formulation of resolution and further action.

911-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—105-117 Madison avenue, southeast corner of East 30th street, Block 859, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M., for formulation of resolution and further action.

912-51-A

APPLICANT—Samuel Rosenblum, for Palace Realty Co., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—231-239 West 29th street, north side, 353 ft. 6 in. west of 7th avenue, Block 779, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1956, at 2 P. M., for formulation of resolution and further action.

913-51-A

APPLICANT—Samuel Rosenblum, for David Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—212-216 West 35th street, south side, 93 ft. 9 in. west of 7th avenue, Block 784, Lots 51 and 53, Borough of Manhattan.

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APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to September 25, 1956,
at 2 P.M., for formulation of resolution and further action.

914-51-A

APPLICANT—Samuel Rosenblum, for 48 Vesey Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—262-268 West 38th street, south side, 135 ft. 4 in. east of 8th avenue, Block 787, Lots 76 and 79, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Kopple.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to September 25, 1956,
at 2 P. M. for formulation of resolution and further action.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis D. Meehan and Joseph M. Trainor.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to October 16, 1956, at 2 P. M., applicant to file plans with the Building Department for the existing vault based on the use now desired of 38 drums of inflammable material.

25-34-BZ—Vol. III

APPLICANT—Levitt, Rosenberg, Stone & Notkins, for Howard Birch, owner. (Suburban House, Inc., lessee.)

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district, the change in occupancy from restaurant and recreation center to restaurant bar, grill and cabaret (extension of building, previously granted by the Board and denied as to restaurant, sale of liquors and cabaret).

PREMISES AFFECTED—1190-1196 (1188 displayed) Ocean parkway and 517-529 Avenue L, northwest corner, Block 5495, Lot 1000, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. J. Stone.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on July 31, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 4, 1949, as thereafter *amended* by resolution adopted July 31, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1019/49, PA 81/51)

248-50-BZ

APPLICANT—Lama, Proskauer and Prober, for I. and B. Bloom Bros. Realty Company, Inc., owner (Waldman Bros., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension to existing building on the first floor using more than the area permitted.

PREMISES AFFECTED—1551 Pitkin avenue, north side, 20 ft. east of Strauss street, Block 3494, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 20, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 26, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1950 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that construction work was completed in 1950 and plumbing work in 1956, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution" (Alt. App. 267/50).

554-51-BZ

APPLICANT—Leo Realberg, for DMI Realty Corp., new owner; Roland Realty and Construction Corp., former owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance, new owner—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7h and 21 of the zoning resolution, permitting in the local retail use C area district portion of plot, the maintenance of an existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted and permitting the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged.

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PREMISES AFFECTED—138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street, Block 5010, Lot 28, Borough of Queens.

APPEARANCES—

For Applicant: Leo Realberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 20, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 20, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7 subdivision h for a term of five years from the date of this *amended* resolution, to permit the use of a portion of the premises for the parking of customers' cars, that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N.B. App. 7459/50).

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on conditions, under sections 7e and 7h of the zoning resolution, permitting in a residence and business use district, for a term of ten years, the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 14, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 13, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Build-
ings, that all permits required shall be obtained and all work completed within the requirements of Section 22A

of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2269/54.)

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owners under contract—Jaltex Petroleum Corp); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent); previously granted on condition under sections 7f and 7A of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic) lubritorium, oil selling, sales and curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lot 23 and 24—23 tentative Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 31, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 31, 1956 by adding thereto:

"that there may be two additional 550 gallon approved gasoline storage tanks making a total of ten such tanks; that the accessory building may be reduced in size from 48 ft. to 44 ft. 6 in., as proposed; that the size of curb cuts to South Conduit Avenue may be increased, without increasing the number of such curb cuts, so that such curb cuts shall not exceed two, each 35 ft. in width, to South Conduit Avenue; as passed on by the Borough Superintendent under N.B. Applic. 4413/55, dated September 14, 1956; and as shown on plans filed with this request for amendment marked 'Received September 5, 1956' (2 sheets); and that in all other respects the resolution above cited shall be complied with" (N.B. 4413/55).

632-19-BZ—Vol. II

APPLICANT—Roe & Kramer, for Dumont Broadcasting Corp., owner (Sutton Terrace Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider change of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, permitting in a business district, the erection of a four-story garage.

PREMISES AFFECTED—215-217 East 67th street, north side, 275 ft. 1/2 in. east of Third avenue, Block 1422, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Milchman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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381-27-BZ—Vol. IV

APPLICANT—W. S. Worrall, Jr., for The Cord Meyer Company, owner (Jackson 89th Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. IV consider parking area at rear and to confirm use of building as a garage, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles for a temporary term of three years and at the end of that time to revert to its former use.

PREMISES AFFECTED—88-09 Roosevelt avenue, north side, 83 ft west of Avenue "C", Block 390, Lot 27, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: W. S. Worrall, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure to consider parking and storage in the rear and use of the building as a garage.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

47-28-BZ—Vol. II

APPLICANT—Arthur Jovis, Winstil Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to consider extension of building, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3410 Bailey avenue, east side, north of Bailey place, Block 3262, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur Jovis.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

797-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider reconstruction, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 21 of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—24-40 Remsen avenue, 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider reconstruction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

762-39-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Estate of Benjamin Mekay, Adm. Paul Mekay, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied under section 7h of the zoning resolution, to permit in a business use district, for a temporary period of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—338-340 East 8th street, south side, 83 ft. west of Avenue "C", Block 390, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: V. E. Block.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

863-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Freda K. Berger, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7e and 21 of the zoning resolution, to permit in a residence use G-1 area district, the erection and construction of a business building (stores) using more than the permitted area.

PREMISES AFFECTED—259-16 Union turnpike, south side, between 259th street and 77-02/06 260th street, and 259-11/21 79th avenue, Block 8676, Lot 1, Glen Oaks, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

100-48-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher, for John H. Bush, owner. (Jack Mercada, lessee).

SUBJECT—Application for consideration—reopening as Vol. IV to consider change of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of a building on plot into a motor vehicle repair shop.

PREMISES AFFECTED—1876-92 Valentine avenue, 1933-59 Webster avenue, 350-360 East 178th street, block between Valentine avenue, Webster avenue and 178th street, Block 2815, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

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ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

602-51-BZ—Vol. IV

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider changes, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the proposed alteration and extension of four car garage, used in conjunction with present parking and storage of motor vehicles, accessory to milk distribution plant, into a motor vehicle repair shop for cars of milk plant.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochow.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

632-53-BZ—Vol. III

APPLICANT—James E. Vassalotti, for Asbestos National Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider a new proposal on part of the block front, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use D area district, the erection and maintenance of a structure using more than the area permitted and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags) with an entrance to off street loading and unloading berth nearer to intersection than is permitted (previously denied by the Board).

PREMISES AFFECTED—9501-9511 Ditmas avenue and 741-751 East 95th street, northeast corner, Block 8113, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider a new proposal on part of the block front.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

797-54-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Anthony Trotta, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider rehearing based on alleged change of design and use with gasoline station, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the extension to existing five car garage and the change in occupancy from a five car garage and parking of more than five cars, to gasoline service station, lub-

ritorium, motor vehicle repairs, storage and sale of accessories and office and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, 818-828 Clarkson avenue, southwest corner, Block 4636, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure for rehearing on alleged changes in design of gasoline service station.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

116-52-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening as for test and report—re Red Top Structo Lite Plaster; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report, to consider approval of additional material.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

336-55-SA

APPLICANT—Metalmaster Corporation, owner

SUBJECT—Application for consideration—reopening as for test and report as to additional model—re Metalmaster Oil Burner and Silent Heat Distributing Corp., Oil Burner, Models A-1, A-2, A-3 and A-11; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 4:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 10, 1956, as they appeared in Bulletin No. 29, Vol. 41, are hereby corrected to read as follows:

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicecenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 Huron street and 193-197 India street, Block 2533, Lot 33, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1¼ height district: Oakland street and Huron street are in business and unrestricted use, C area, class 1¼ height districts; India street is in business, unrestricted and residence use, C 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on N.B. Applic. 2728-55, reads:

"1. Proposed building and premises, in a Business zone, to be used for gasoline service station, lubricatorium, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sales of auto accessories, parking for more than 5 cars waiting to be serviced is contrary to Article II, PP. 4a, subsections 29 and 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.13 ft. frontage by 60 ft. in depth, now vacant; that it is proposed to construct a gasoline service station and accessory uses; that the building is proposed to have a frontage of 60 ft., irregular and a depth of 28 ft., one story, 13 ft. and 15 ft. 6 in. in height, to be used as office, storage and sales of auto accessories, lubricatorium, minor repairs, hand tools only and non-automatic auto laundry; that curb cuts on Oakland street, Huron street and India street are proposed; and

WHEREAS, the applicant states that the property is presently zoned as a business use district, class 1¼ height and a C area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that no previous application for the same or similar relief has been made to the Board; and

WHEREAS, the applicant contends that there is no economic demand for the construction of any use on the subject premises other than a gas station but there is an economic demand for the construction of a modern gas station with the customary accessory uses; that a grant of this application would not adversely affect the neighborhood; that on the east side of Oakland street, within the area of notification, the premises are zoned for unrestricted use and are used for miscellaneous uses such as garage for more than 5 motor vehicles in block 2552, lot 5; motor vehicle repair shop, block 2542, lot 3; gas station and accessory uses, block 2542, lot 7; factory, block 2534, lots 1 and 4; junk shop, block 2524, lot 1 and gas station and accessory uses in block 2524, lot 4; that on India street, east of Oakland street, there are a junk yard in block 2542, lots 11 and 13 and loft and factory buildings in block 2542, lots 15, 16 and 17; block 2534, lot 47; that on Huron street, east of Oakland street, the properties are largely old 2, 3 and 4 story frame and brick tenements, except for a garage for more than 5 motor vehicles in Block 2533, lot 16; that the west side of Oakland street, south of Huron street is zoned for business use to a depth of 100 ft. and for residence use beyond that depth and consequently, the properties abutting the site and opposite the site on the south are in a business use district; that the properties east of Oakland street are all in an unrestricted use district, also the properties on the west side of

Oakland street are zoned for unrestricted use and consequently the properties opposite the site on the north and east are in an unrestricted use district; that Huron street is one way westbound while India street is one way eastbound; that consequently, southbound motor vehicles on Oakland street which enter the site via the curb on Huron street or Oakland street will leave the premises via Oakland street or India street, so that the proposed use will not increase traffic in the residential area west of Oakland street; that the grant of this application will increase motor vehicular and pedestrian safety because the proposed structure, being set back from the intersection of Oakland and India streets, would give clear visibility to traffic, while a conforming use built at the corner (without a variance) would create a blind intersection, thus endangering public safety; that a grant of this application would improve the appearance of the neighborhood by the elimination of a refuse-strewn lot which is unsightly by day and dangerously dark at night, and it would eliminate the existing billboard signs; that the tenements abutting to the west have no windows opening on their easterly walls and the proposed building which is small both in area and in height, will afford more light and ventilation for their rear windows than would be possible if a larger multiple story building were built on the site in conformity with the zoning resolution; that the proposed limitation of the variance to a term of 15 years gives assurance that the future development of the area along lines incompatible with the present use will not be deferred; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1955 and that the assessed valuation of the land is \$16,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted the widened condition of Oakland street, also that on the adjoining plot to the north there is now under construction a gasoline service station in the area which is zoned for unrestricted; the committee also noted that the district is unrestricted across Oakland street and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received December 30, 1955," 3 sheets, and "February 14, 1956", one sheet, *on condition* that all buildings and uses shall be removed from the premises and the premises shall be graded substantially to the grade of Oakland street; that the premises shall be constructed and arranged and designed substantially as indicated on plans above cited; that there shall be erected on the westerly lot line where the unpunctured wall of the accessory building does not occur and returning on India street for a distance of approximately 25 feet, and similarly on Huron street, a woven wire fence of the chain link type on a masonry base for a total height of not less than 5 ft. 6 in.; that the accessory building shall have no cellar underneath and shall be constructed as shown with the front and two exposed ends of face brick; that the rear portion of the building may be of common brick against the adjoining house on lot 42; that the curb cuts shall be restricted to three curb cuts each 30 ft. in width, located where shown, to Oakland street, and one 20 ft. in width to India street and one similar width to Huron street *each* within the first 25 ft. from the intersection of *the* street; that gasoline pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Oakland street; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises where not occupied by the accessory building

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and pumps shall be paved with concrete or asphaltic pavement; that the curbing and sidewalks abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of two post standards one at each intersection where shown at right angles to the building line of Oakland street each for supporting a sign which may be illuminated, advertising only

the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not over four feet; that under Section 7i there may be minor repairing with hand tools maintained for adjustments only within the accessory building; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

* Correction—Address of premises affected as printed above and the distance of curb cuts corrected to read "... the first '25 ft.' from the intersection ... instead of '20 ft.'"

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

3
University of Illinois Library
April 18, 1918.
1918, 1918.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

OCT 21 1956

UNIVERSITY OF ALABAMA

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 40

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITIONS AND ORDERS OF CERTIORARI
SERVED ON THE BOARD OF
STANDARDS AND APPEALS.

On August 31, 1956, Copy of Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for Joseph Coscia, owner, seeking a review of the Board's determination on May 29, 1956, denying a variance under Sections 7-c and 21 of the Zoning Resolution, to permit in a residence, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted without the required rear yard; Cal. No. 441-51-BZ—Vol. III; premises 352-367 91st Street, north side, 154 ft. 8½ in. west of 4th Avenue, Borough of Brooklyn.

* * * * *

On August 30, 1956, Copy of Petition and Order of Certiorari was served on the Board by Philip Rosenstock, attorney for Ida Starke, et ano, objecting property owners, seeking a review of the Board's determination on July 24, 1956, granting a variance under Section 7-c of the Zoning Resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles; Cal. No. 300-56-BZ; Premises 405-517 McDonald Avenue, east side, 300 ft. south of Albermarle Road and 298-306 East 2nd Street, Borough of Brooklyn.

* * * * *

55-SA, 791-55-SA, 896-55-SM, 931-55-SM, 210-56-SA, 304-56-SM, 385-56-SA, 136-38-SM, 12-39-SM, 1343-39-SM, 1106-40-SM, 330-41-SM, 780-41-SM, 25-49-SA, 133-51-SM, 199-55-SA—Vol. II, 497-50-SA, 147-50-SA, 1003-54-SA, 630-56-GR, 312-50-A, 539-50-A, 900-51-A, 901-51-A, 902-51-A, 903-51-A, 904-51-A, 905-51-A, 906-51-A, 907-51-A, 908-51-A, 909-51-A, 910-51-A, 911-51-A, 912-51-A, 913-51-A, 914-51-A, 428-55-A—Vol. II, 20-55-A, 34-55-A, 861-54-A, 56-56-A, 412-56-A, 433-56-A, 384-20-BZ—Vol. II, 812-41-BZ—Vol. I, 205-44-BZ—Vol. III, 819-47-BZ—Vol. I, 819-47-BZ—Vol. II, 279-50-BZ, 922-50-BZ, 345-51-BZ, 790-53-BZ, 736-54-BZ, 777-54-BZ, 899-54-BZ, 303-26-BZ—Vol. IV, 236-32-BZ, 574-39-BZ—Vol. II, 847-53-BZ—Vol. II, 427-49-BZ—Vol. II and 177-56-BZ.

CALENDAR

DOCKET

New Cases filed up to September 25, 1956

Cal. No. Dept. Premises Affected

622-56-A—B.M.—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan, Amendment to Alt. 1532-33—re live load, etc.

623-56-BZ—B.B.—2488-2490 Flatbush avenue, southwest corner of Avenue U, Block 8559, part of Lot 42, Borough of Brooklyn, Alt. 4283-55—re area of extension to existing restaurant, bar, grill, cabaret and residence for two families—business use district.

624-56-BZ—B.Q.—45-05 National street and 101-02 to 101-10 Nicolls avenue, southeast corner, Block 1629, Lot 55, Forest Hills, Borough of Queens, N.B. 3107-56—re gasoline service station, auto washing, lubrication, sale of accessories, minor repairs, etc.—local retail use district.

625-56-SM—Resistoflex Refrigerant Hose Assemblies (to convey freons in Methyl Chloride), manufactured by Resistoflex Corp., Material.

626-56-SA—Controls Co. of America Automatic Main Gas Control Valves, Models 55 R and 55 L combined with Model 55 RT, 55 MT, 55 MTS and 55 EM, manufactured by Controls Co. of America, A-P Controls Division, Appliance.

627-56-SA—General Controls Co. Automatic Safety Shut-off device for Gas Appliances, Models A-100G, A-100R, MR-1 through MR-8, manufactured by General Controls Co., Appliance.

628-56-SM—Armstrong Crestone (incombustible acoustical tile), manufactured by Armstrong Cork Co., Material.

629-56-A—B.Q.—89-05 138th street, east side, 118.84 ft. and 145.9 ft. south of Jamaica avenue, Block 9974, Lot 39, Jamaica, Borough of Queens, Alt. 1259-56—re use of frame building.

630-56-GR—General Resolution: Relative to maintaining of elevator in readiness and competent operator on premises to assist the Fire Department in gaining access to buildings during hours when building is normally closed, nights, Saturdays, Sundays and Holidays—buildings over 150 ft. in height and having sprinkler system connections with Fire Department Headquarters through a central station.

631-56-BZ—B.Q.—91-02 to 91-20 23rd avenue and 23-01 to 23-09 91st street, southeast corner and 23-02 to 23-10 92nd street, Block 1085, Lot 1, Jackson Heights, Borough of Queens, N.B. 3061-56—re gasoline service station, car washing, minor repairs, parking of motor vehicles to be serviced, etc.—residence use district.

632-56-BZ—B.B.—2419-2425 Church avenue, north side, 146 ft. 8 in. east of Bedford avenue, Block 5090, Lot 86, Bor-

ough of Brooklyn, Alt. 4490-55—re parking and storage of more than 5 motor vehicles on existing gasoline service station, battery service, stores, garages for 13 cars, etc.—business use and residence use district.

633-56-BZ—B.M.—60-64 East 122nd street, south side, 183 ft. east of Madison avenue, Block 1747, Lots 65, 66 and 67, Borough of Manhattan, Alt. 1088-56—re parking and storage of motor vehicles—residence use district.

634-56-BZ—B.Q.—97-30 Queens boulevard, south side, 230 ft. east of 64th road and 64-69 to 64-77 Saunders street, Block 3084, Lot 14, Rego Park, Borough of Queens, Alt. 94-56—re area excessive.

635-56-A—B.B.—690-700 Utica avenue and 818-828 Clarkson avenue, southwest corner, Block 4636, Lot 6, Borough of Brooklyn, N.B. 122-56—re Class III construction—automobile repair shop.

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12-39-SM—Red Top Insulating Wool (reopened for report as to additional trade name), manufactured by Owens-Corning Fiberglas Corp., Material.

1106-40-SM—Ohio and Hawk Spread White Finishing Lime; Ohio White Finish Autoclaved Lime; Ohio Masons Hydrated Lime; Ohio Quick-Mix Masons Lime; HyPressure Hydrate; Ohio Sanlime Colored Interior Sand Finish; Ohio Ritewall Hair Fibered Base Coat Lime Plaster (reopened for report as to additional trade names), manufactured by Ohio Lime Company, Material.

780-41-SM—Certain-Teed Gypsteel Senior and Junior Plank for Floor and Roof Slabs (reopened for report as to change in title of owner), manufactured by Certain-teed Products Corp., Material.

1343-39-SM—Kalite Acoustical Plaster (reopened for report as to change in title of owner), manufactured by Certain-teed Products Corp., Material.

136-38-SM—Perforated Gypsum Lath (reopened for report as to change of title of owner), manufactured by Certain-teed Products Corp., Material.

330-41-SM—Croton Flameproofing Compound (CFC); (reopened for report as to additional flameproofed material), manufactured by Croton Chemical Corp., Material.

133-51-SM—Gold Bond Mill Mixed Perlite Plaster (reopened for report as to amended mixture), manufactured by National Gypsum Company, Material.

199-55-SA—Vol. II—Prest-O-Weld W-120 and Purox W-200 Welding Blowpipes; Prest-O-Weld CW-120 and Purox CW-200 Cutting Attachments; Prest-O-Weld C-125 and Purox C-205 Machine Cutting Blowpipes (welding and cutting), manufactured by Linde Air Products Company, a Division of Union Carbide and Carbon Corp., Appliance.

CALENDAR

25-49-SA—Gilbarco Suspended Furnaces, Models GSU100, GSU150 and GSU200 and Esso Suspended Furnaces, Models ESU100, ESU150 and ESU200 (oil fired); (for heating service stations, garages, motor vehicle repair shops, dwellings, stores, warehouses, etc.); (reopened for report as to additional models), manufactured by Gilbert and Barker Manufacturing Co., Appliance.

574-39-BZ—Vol. II—B.Q.—59-11 67th avenue, north side, 93 ft. east of Forest avenue, Block 3502, Lot 45, Ridgewood, Borough of Queens, Alt. 2880-54—re change of use from manufacturing bandages to storage of cleaning preparations—business and residence use district.

427-49-BZ—Vol. II—B.B.—363-365 Dahill road, east side, 240 ft. north of Cortelyou road, Block 5369, Lot 62, Borough of Brooklyn, Alt. 2559-56—re proposed change of occupancy from pumping station and storage to storage of office stationery and similar dry goods, loading and unloading—residence use district.

847-53-BZ—Vol. II—B.B.—426-440 89th street, south side, 106 ft. 11¼ in. west of 5th avenue, Block 6066, Lots 19, 21, 22, 23 and 24, Borough of Brooklyn, Amendment to Alt. 4651-53—re change in occupancy—loading berth required.

819-47-BZ—Vol. II—B.Q.—118-21 Queens boulevard, north-west corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens, N.B. 2330-56—re extension of business use into residence district; erection of building above the height limitation and within the required setback.

303-26-BZ—Vol. IV—B.B.—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn, Alt. 467-55—re tenant for 2nd floor occupancy.

236-32-BZ—Vol. II—B.M.—143-151 East 24th street, north side, 116 ft. east of Lexington avenue, Block 880, Lots 32 and 34, Borough of Manhattan, Amendment to Alt. 1219-53—reopened and restored to docket—re change in use of 1st floor from garage to storage garage for more than 5 cars; and 2nd floor from garage for more than 5 motor vehicles to storage garage for more than 5 motor vehicles, repair shop, spraying, etc.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A

	Last Publication
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	June 5, 1956—Vol. 41, No. 23
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25: By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 2, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, at the request of an objector; no further request for adjournment.

CALENDAR

558-52-BZ

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U. N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

Laid over from September 11, 1956 to October 2, 1956, at the request of the applicant; no further request for adjournment.

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

Laid over from September 11, 1956 to October 2, 1956, for further consideration, and for applicant to furnish additional information as to upland property and marginal street.

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, for applicant to file a revised plan showing increased planting area on the proposed extension; hearing closed.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls

that may be necessary; then to October 2, 1956, at the request of the applicant to file further revised plans and other information requested by the Board at the meeting of July 24, 1956; hearing previously closed.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of oBston road, Block 4613, Lot 54, Borough of The Bronx.

Laid over from September 18, 1956 to October 2, 1956, to file a decision of the Borough Superintendent.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary.

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

543-27-BZ

APPLICANT—Henry L. Bayles, for 169 Holding Corp., owner.

SUBJECT—Application reopened September 11, 1956 for consideration as to amendment—restoration to garage—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning reso-

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lution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—169-181 Empire boulevard, north side, 160 ft. east of Bedford avenue, Block 1307, Lots 80-84, Borough of Brooklyn.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthie, for A. H. and H. H. Karsten, owner.

SUBJECT—Application reopened February 7, 1956—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

204-52-BZ

APPLICANT—Henry George Green, for R. and G. Construction Co., Inc., owner (Greer Hydraulics, Inc., lessee).

SUBJECT—Application March 17, 1952—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district the parking and storage of motor vehicles for employees of Greer Hydraulics, Inc. (no fee to be charged).

PREMISES AFFECTED—469-471 18th street, north side, 300 ft. east of 8th avenue, Block 876, Lot 30, Borough of Brooklyn.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeades, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district that is permitted.

PREMISES AFFECTED—253-11 Hillside avenue and 83-52 to 83-60 Little Neck parkway, northwest corner and 83-51 to 83-59 253rd street, Block 8596, Lot 33, Bellerose, Borough of Queens.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

834-55-BZ

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the proposed extension of a factory, which includes storage of piano parts, showroom and repairs, wood-working novelties, to exceed the permitted coverage.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, Borough of Brooklyn.

907-55-BZ

APPLICANT—Joseph J. Furman, for Atlantic Auto Parts Co., Inc., owner.

SUBJECT—Application November 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the use of the premises as a parking lot for customers and employees parking.

PREMISES AFFECTED—106-13 95th street, east side, 98.25 ft. south of Liberty avenue, Block 9164, Lots 191 and 192, Ozone Park, Borough of Queens.

982-55-BZ

APPLICANT—Latham C. Squire, for Matilda Sparagna, owner.

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a G1 area district the erection of a dwelling extending approximately 65 sq. ft. into the required rear yard.

PREMISES AFFECTED—166-16 14th road and 1456 Burton street, northeast corner, Block 4618, Lot 31, Beechhurst, Borough of Queens.

5-56-BZ

APPLICANT—Raymond Irrera, for Gennaro Migliaccio, owner.

SUBJECT—Application January 5, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs and parking cars waiting service.

PREMISES AFFECTED—24-23 Parsons boulevard and 145-07 Willets Point boulevard, northeast corner, Block 4641, Lot 1, Flushing, Borough of Queens.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use of an existing dwelling to offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building—offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of the Estate of Julius Blumberg, owners.

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SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zone Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zone Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—re (decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district the reconstruction of an existing gasoline service station and the

extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.
PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry owners.

SUBJECT—Application June 29, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

522-56-BZ

APPLICANT—Simeon Heller, and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue and 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

SUBJECT—Application July 19, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 2, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 2, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

17-55-SA

APPLICANT—Cole Distributors Corp., for Apex Electrical Mfg. Co., owner.

SUBJECT—Application January 6, 1955—Apex Wash-A-Matic, Model CM5-6000.

CALENDAR

564-55-SA

APPLICANT—H. D. Balsinger for American Radiator & Standard Sanitary Corp., owner.
SUBJECT—Application June 13, 1955—American-Standard Gas Boiler, Series G-6.

583-50-SA

APPLICANT—Cleaver-Brooks Co., manufacturer (James G. Brooks Co., Inc., agent).
SUBJECT—Application July 25, 1950—Cleaver-Brooks Rotary Oil Burner, Models LR-100-200-300-400-500-600-700.

1024-55-SA

APPLICANT—Selectrol Engineering Co. (Bennie L. Galumbeck, owner).
SUBJECT—Application December 9, 1955—Bantam Oil Burner, Models A1-0-50-100; A1-060-130; A2-125-220 and A3-200-375.

586-51-SA

APPLICANT—Prentiss Wabers Products Co., owner-manufacturer (Sears, Roebuck and Co., agent).
SUBJECT—Application August 13, 1951—Homart Floor Furnace, Model 155.15.

37-56-SA

APPLICANT—Caloric Appliance Corp., owner.
SUBJECT—Application December 23, 1955—Caloric Domestic Gas Kitchen Heater Range, Models HB3, HB4, H9B3, H9B4 with prefix CP and suffixes U, A, LM, X, C, B and T.

773-55-SA

APPLICANT—A. B. Carlson and Co., Inc., owner (Joseph A. Ross, Jr., agent).
SUBJECT—Application September 21, 1955—Echo Vent Signals (whistle stops when safe level fill is reached in fuel oil tank).

627-55-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application July 15, 1955—Detrex Dry Cleaner Process, Model 600-S.

860-55-SA

APPLICANT—H. D. Balsinger, for American Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application October 21, 1955—American-Standard G-4 Gas fired Boiler.

400-56-SA

APPLICANT—Overhead Heaters New York, Inc., owner (Ducane Heating Corp., manufacturer).
SUBJECT—Application May 25, 1956—Risco Hot-Time Heater (oil-fired) Models S140, S180, L150, L180, S75, H75, L75, CF75, S90, H90, CF90, S110, H110, L110 and CF110.

78-55-SM

APPLICANT—John M. Sibarium, Agent, for General Filters Inc., owner.
SUBJECT—Application February 1, 1955—General Filters Inc., Unifilters (for fuel oil), Models 75 and 77.

36-56-SA

APPLICANT—Caloric Appliance Corp., owner.
SUBJECT—Application December 23, 1955—Caloric Domestic Gas Range, Models 9207, 9207 X, CP 9207 and CP 9207 X.

29-56-SM

APPLICANT—E. I. DuPont de Nemours & Co., owner.
SUBJECT—Application December 29, 1955—"Fabrilit" V-8113-FR (flame resistant vinyl plastic coated glass fabric for use on folding doors).

84-56-SM

APPLICANT—Haslett Chute and Conveyor Co., owner.
SUBJECT—Application January 31, 1956—Haslett Chute and Conveyor Co., Side Hinged Intake Doors, for Aluminum Laundry Chutes.

426-38-SA—Vol. IV

APPLICANT—American Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application reopened May 18, 1954 as Vol. IV for test and report New Arcoflame Conversion Oil Burner, Model EH (models may have supplementary suffix numbers or letters); (high pressure oil burner for installation in boilers or furnaces).

286-56-SM

APPLICANT—M. H. Lazarus and Co., Inc., owner.
SUBJECT—Application March 19, 1956—Vinyglas (draperies-blackout).

880-50-SA

APPLICANT—International Projector Corporation, owner.
SUBJECT—Application reopened February 21, 1956—re—Amendment to resolution as to additional model of Dry Cleaner—re Sec-O-Matic Dry Cleaning System, Models AH, AHR, and Ar; previously approved.

820-39-SA

APPLICANT—Fluid Systems, Incorporation, owner.
SUBJECT—Application reopened March 6, 1956—re—Amendment to resolution as to change in ownership and trade name—re Lines Termal Electric Conduction System (heating systems of viscous liquids including fuel oil); previously approved.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.
SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.
SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

412-56-A

APPLICANT—Burke, Green and Groh, for Louis and Grace Molinari, owners (Grace Letter Shop, Lessee).
SUBJECT—Application June 1, 1956—Appeal from a decision of the borough superintendent, re use of frame building, re stairway, etc.

PREMISES AFFECTED—89-29 162nd street, east side, 283 ft. 2¼ in. south of 89th avenue, Block 9761, Lot 28, Jamaica, Borough of Queens.

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.
SUBJECT—Application June 7, 1956—re Appeal from a decision of the borough superintendent—omission of fire wall.

PREMISES AFFECTED—12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

CALENDAR

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.

SUBJECT—Application February 4, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 9, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubritorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

674-54-A

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

51-56-BZ

APPLICANT—Kenneth W. Milnes, for Salvatore Spiritoso, owner.

SUBJECT—Application January 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, car wash, lubritorium, minor motor vehicle repairs.

PREMISES—1840 Richmond terrace, southwest corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond.

Laid over from September 11, 1956 to October 9, 1956, to permit the applicant to send out notices and file proof of service in accordance with the requirements.

315-56-BZ

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use g area district the erection of a one family dwelling with less than the required setback from the line of Hanford street as shown on the city map.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

316-56-A

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—Appeal from a decision of the borough superintendent—use of cellar for living quarters.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on imbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from September 25, 1956 to October 9, 1956, for determination of present status of roadway and bridge; hearing previously closed.

CALENDAR

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stinner, owner.

SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

408-55-BZ

APPLICANT—Gilda DeGiuseppe, owner.

SUBJECT—Application May 19, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the erection of a 2 story factory building of class 3 construction, using more than the area permitted.

PREMISES AFFECTED—1368-1370 39th street, south side, 120 ft. west of 14th avenue, Block 5298, Lot 34, Borough of Brooklyn.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiaro, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

CALENDAR

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 9, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

547-56-SA

APPLICANT—A to Z Equipment Corporation, owner.
SUBJECT—Application July 17, 1956—AZCO Propane Burning Drying Heater, Models 150-A (to supply temporary heating for construction work).

334-56-SM

APPLICANT—Athol Manufacturing Company, owner.
SUBJECT—Application April 27, 1956—Terson 4212, FRS-MRS (for folding doors in places of public assembly).

151-56-SM

APPLICANT—Universal Valve Company, Inc., owner.
SUBJECT—Application February 8, 1956—Univalv New York City Fill Box for Gasoline, Sizes 2" and 3".

570-55-SA

APPLICANT—Ohio Chemical & Surgical Equipment Company, owner.
SUBJECT—Application June 22, 1955—Ohio Chemical and Surgical Equipment Company, Inc., Oxygen Tent, Model 25.

585-51-SA

APPLICANT—Clifford H. Smith, agent, for The Whitlock Manufacturing Company, owner-manufacturer.
SUBJECT—Application August 10, 1951—Whitlock Fuel Oil Heaters, Types R, V, V-1 and V-1-W.

542-55-SA

APPLICANT—Henry Waterman & Brother, Corp., owner.
SUBJECT—Application reopened May 29, 1956—re amendment to resolution as to additional models of gas ranges—re Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6; previously approved.

568-50-SA

APPLICANT—Norman Products Company, owner.
SUBJECT—Application reopened May 1, 1956—re amendment to resolution as to additional models—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace, Models UH40, UH60, UHB60, UHB80, UHB100, FU40A, FU60A, FUB40A, FUB60A, FUB80A and FUB100A; previously approved.

1005-54-SA

APPLICANT—Linde Air Products Company, Div. of Union Carbide and Carbon Corp., owner.
SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

648-53-A

APPLICANT—Noah N. Sherman, for Therese D. Browning Trust, owner, William C. trustee (Charles Wilson, Inc., lessee).

SUBJECT—Application August 13, 1953—re Appeal from a decision re an order of the fire commissioner—manufacture of inflammable or combustible mixture.

PREMISES AFFECTED—109 West 17th street, north side, 125 ft. west of Avenue of the Americas (6th), Block 793, Lot 30, Borough of Manhattan.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

960-55-A

APPLICANT—Joseph Mitchell, for General Time Corporation, owner.

SUBJECT—Application December 1, 1955—re Appeal from a decision of the fire commissioner—smoking in factory.

PREMISES AFFECTED—107-109 Lafayette street and 98 Walker street, northeast corner, Block 197, Lot 30 Borough of Manhattan.

152-44-A—Vol. II

APPLICANT—William R. Tolliver, trustee, for Queens Lodge 1001 Elks, owner.

SUBJECT—Application reopened May 22, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—public occupancy in a frame building.

PREMISES AFFECTED—112-22 New York boulevard, west side, 130 ft. north of 112th road (Meyer avenue), Block 12183, Lot 35, Jamaica, Borough of Queens.

642-51-A—Vol. II

APPLICANT—M. Martin Elkind, for DeKalb Realty Corp., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress and live load.

PREMISES AFFECTED—1064-1066 DeKalb avenue, south side, 200 ft. west of Reid avenue and 563-567 Kosciusko street, Block 1603, Lot 27, Borough of Brooklyn.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.

SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.

PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 16, 1956* at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

CALENDAR

Laid over from September 11, 1956, to October 16, 1956, for inspection and decision; hearing closed.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary; then to October 16, 1956 for further inspection and decision.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 18, 1956, at the request of an objector; no further request for adjournment; then to October 16, 1956, for inspection and decision; hearing closed.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach Boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okosliken and Louis Levine, owners. (William Crystal, lessee).

SUBJECT—Application May 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

CALENDAR

PREMISES—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

682-54-A

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—Appeal from a decision of the borough superintendent—re frame structure with fire limits—business use; exits.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance

of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date; then to October 16, 1956, for applicant to revise his plans to include space which has been acquired from the city and file a revised decision from the Department of Buildings.

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

Laid over from September 25, 1956 to October 16, 1956, for applicant to file revised plans and for decision by the board; hearing closed.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 302 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

Laid over from September 18, 1956 to September 25, 1956, at the request of applicant; notices mailed did not provide the required time; applicant to send out further notice to affected property owners by regular mail; then to October 16, 1956, for inspection if necessary and decision; hearing closed.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Espoito, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

CALENDAR

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.
Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed.

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application reopened July 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lot 24, Borough of The Bronx.

765-49-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Clarence R. Knickman, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the proposed extension of parking and storage, outdoor display, sales of motor vehicles, Certificate of Occupancy does not include garage for 3 cars or office building.

PREMISES AFFECTED—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens.

194-56-A

APPLICANT—Burke, Green and Groh, for Clarence R. Knickman, owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re use of frame building—business use.

PREMISES AFFECTED—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens.

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars.

PREMISES AFFECTED—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

346-55-BZ

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—re (decision of the borough superintendent) under sections 7c and 7a of the zoning resolution, to permit in a business use district, proposed extension of building and openings between adjacent parts of buildings; new extension to be used for machine shop and welding and storage of acetylene and oxygen bottles; new storage space to be used for the parking of 3 trucks.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

347-55-A

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office, boiler room, meat processing and including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

1015-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Daniel and Mildred Gallo, owners.

CALENDAR

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing non-storage garage for more than 5 motor vehicles and gasoline service station, lubritorium, minor auto repairs and car washing, to include brake work, wheel alignment, storage room, office, sales, parking and storage of motor vehicles, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—81-01 to 81-15 (81-11 official) 41st avenue and 40-47 to 40-53 81st street, northeast corner, Block 1492, Lots 35 and 37, Elmhurst, Borough of Queens.

93-56-BZ

APPLICANT—Charles M. Spindler, for Saul and Herman Shapiro, owners.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed reconstruction of present gasoline service station and use of premises for gasoline service, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service; proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—4002-4014 Avenue U and 2001-2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

579-56-BZ

APPLICANT—John F. Fitzsimons, for Sol Cafe Manufacturing Corp., owner.

SUBJECT—Application August 31, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, B area, ½ height district, the erection of a 4 story building including tower (which includes 6 platforms), which exceeds the height limit.

PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

580-56-A

APPLICANT—John F. Fitzsimons, for Sol Cafe Manufacturing Corp., owner.

SUBJECT—Application August 31, 1956—Appeal from a decision of the borough superintendent—re egress, vertical openings, etc.

PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect place, Block 1112, Lot 54, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 16, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

927-55-A

APPLICANT—Samuel S. Arlen, for Royal Paper Corp., owner.

SUBJECT—Application November 14, 1955—Appeal from a decision of the borough superintendent—re stairways.

PREMISES AFFECTED—210-216 11th avenue and 564-568 West 25th street, southeast corner, Block 696, Lot 65, Borough of Manhattan.

27-56-A

APPLICANT—Herman E. Horwood, for 730 Fifth Ave., Corp., owner.

SUBJECT—Application January 10, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—728-734 5th avenue and 2-4 West 57th street, southwest corner and 3-9 West 56th street, sub-cellar, Block 1272, Lot 39, Borough of Manhattan.

676-44-A—Vol. IV

APPLICANT—Charles Kandall, for Congregation Anshei Zedek of Bensonhurst, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. IV—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—6720 19th avenue, northwest corner of 68th street, Block 5569, Lot 45, Borough of Brooklyn.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning October 23, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district the

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erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 25, 1956, at the request of an objectant; no further request for adjournment; then laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and

7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

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247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

115-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Iovine, owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from office, storage of roofer's materials and equipment, office, lunch room, automobile wrecking yard, parking and storage of more than 5 cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas.

PREMISES AFFECTED—5283-5291 Kings Highway, east side, 60 ft. 9¾ in. north of Preston court, Block 7949, Lots 20 and 23, Borough of Brooklyn.

256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Costango Ramieri, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia place, east side, 248 ft. north of State street and 26-28 Willow street, Block 259, Lot 15, Borough of Brooklyn.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

1008-55-BZ

APPLICANT—Thomas R. Sullivan, for Milton Jaeger, owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h of the zoning resolution, to permit in a retail and local retail use district the proposed erection and maintenance of a gasoline service station, car washing, lubricatorium, sale of accessories, minor motor vehicle repairs with hand tools only, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1252 Forest avenue and 444 Jewett avenue, southwest corner, Block 388, Lot 54, West Brighton, Borough of Richmond.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises for bachelor apartments to photographers' studios, to occupy more than 65% of the lot in the B area portion and more than 55% of the lot in the D area portion.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

464-56-BZ

APPLICANT—Ivan E. Zukovskyj, for Mychailo Drebycz, owner.

SUBJECT—Application July 2, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of a 2 family dwelling which encroaches upon the required 10 foot setback.

PREMISES AFFECTED—1880 Hutchinson River parkway, east side, 25 ft. south of Morris Park avenue, Block 4190, Lots 14 and 15, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 23, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

56-56-A

APPLICANT—Sidney Daub, for Kohner Realty Corp., owner.

SUBJECT—Application January 16, 1956—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

OCTOBER 30, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 30, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 14, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans; then to November 14, 1956, at the request of the applicant's representative to submit revised plans; hearing previously closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 25, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business and residence use district, the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Opposition: Herman H. Rathjens and John Bree.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; information from the Department of Education; hearing closed.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections

7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district, the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under section 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Inez Moore, Irma Watty and Edith Thurston.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Fischer.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection if necessary and decision; hearing closed.

MINUTES

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maurice C. Greenberg and Patrick D. Concagh.

For Opposition: Benjamin Schatz and C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, applicant to file revised plans and for decision by the Board; hearing closed.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 9, 1956, for determination of present status of roadway and bridge; hearing previously closed.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Theodore Blatt and Louis L. Rosenberg.

For Opposition: P. D. Concagh and C. J. Cammarata, for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, applicant to revise his plans to include space which has been acquired from the city and file a revised decision from the Department of Buildings; hearing previously closed.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Charles Struckler, Irving B. Roberts, Gertrude A. Loughran, Mrs. I. Saragneal, Catherine Hawkins, Mamie Wasserberb, Mrs. Walter D. Tillman, Leonard G. Eckert, Jacques Joos, Fred Cottmann and Herman G. Meyer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owners (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh and F. Mortati.

For Opposition: William Zint, Carl Zint, Anna F. Lawrence, Fred Garrett, Edward A. Gray, Joseph Bagnuolo, Mary Garofalo, George Ross, Mrs. Carl Zint and Mrs. William Zint.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 10 A.M., for inspection and decision; hearing closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M.H.C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 2, 1956, for consideration and for further inspection, if necessary; hearing previously closed.

MINUTES

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Charles E. Price.

For Opposition: Arcadia Toledano.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Leo Shapiro and John P. Fox.

For Opposition: Edward Hoffman for City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, at the request of the applicant's representative to submit revised plans; hearing previously closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, consisting of ten gal. each, approved type, buried tanks, a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official), North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Frederic E. Hammer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 9, 1956 at the request of applicant; no further requests for adjournment considered.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district of the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side,

175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles Knapp.

For Opposition: Robert M. Fleck, G. F. Janssen, H.

Waring, Konrad Wilcken and A. Wendt.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Espo-

sito, owner.

SUBJECT—Application January 3, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for 12 cars of the non-transient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Anthony Espo-

sito.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16, 1956, for inspection and decision; hearing closed.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Herbert L. Scheibel, Jack Stillman, Joseph Graziano, Charles Cohen, Salvatore Vardaro, Mamie Bonventre, Anna Skoblicki, Florence Keating, Cecilia Hansen, Roso Sack, Emilie Mahoney, Mrs. Theresa Casella, Mrs. Marie Flicker and Esther Sheinbaum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E., and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES AFFECTED—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard Feldman and Daniel Bushner.

For Opposition: Murry I. Cohen, Gussie Rosenblum and Irving Gellman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

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467-55-BZ

APPLICANT—John F. Fitzsimons, for Katie Zwirn, owner.

SUBJECT—Application June 1, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage repair shop and dwelling, to garage, storage and roasting of nuts and dwelling.

PREMISES AFFECTED—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles Zwirn.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1956, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class $\frac{3}{4}$ and class $1\frac{1}{4}$ height district; 46th avenue is in residence and business use, D area, class $\frac{3}{4}$ and class $1\frac{1}{4}$ height districts; 109th street is in a residence use, D area, class $\frac{3}{4}$ height district; 47th avenue is in business and residence use, D area, class 1 and class $\frac{3}{4}$ height district; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1955, acting on Alt. Applic. 662-55, reads:

"1. Proposed change of use in a Residence Use District from garage, repair shop & dwelling to garage, storage & roasting of nuts & dwelling is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which are located a garage, dwelling and rooms for the storage and roasting of nuts; that the building was erected under N.B. 12781-27 and certificate of occupancy No. 49609 permits the 1st story to be used as a repair and garage and the 2nd story to be used as a dwelling; that it is proposed to eliminate the repair shop use and to substitute for it, the storage and roasting of nuts; and

WHEREAS, the applicant states that as of July 25, 1916 the property referred to was zoned as an unrestricted district, a $1\frac{1}{4}$ height district and a C area district; that as of May 1, 1936 the portion of the property within 100 ft. of 109th street was zoned as a class $\frac{3}{4}$ height district and the remainder as a class $1\frac{1}{4}$ height district; that the present use and area designations became effective on May 1, 1936 and there is no zoning amendment relating to this property pending at the present time; and

WHEREAS, the applicant contends that the use proposed to be substituted for the repair shop use is a less obnoxious use and will not detrimentally affect the area; that lot 5 immediately west of the premises is occupied by a motor vehicles repair shop and lot 28 abutting to the rear is used for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that violation No. 3000-53 was issued against the premises and on March 24, 1955 a \$5 fine was paid in connection with the use not covered by the certificate of occupancy; that the owner is desirous of obtaining a new certificate of occupancy for the proposed use and requests a variance for a term of ten years; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1936; that the assessed valuation of land is \$2,400 and of the building \$8,100 making a total of \$10,500; that the building was erected in 1922; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten (10) years, to permit a portion of the street floor of the existing building for the roasting of nuts as proposed and as indicated on plan filed with this application marked "Received June 1, 1955", 5 sheets, *on condition* that such use shall be separated from the reduced garage and motor vehicle repair shop use, formerly permitted, by a continuous fireproof wall from floor to ceiling and front to back, except that the existing fireproof door may be retained provided that it meets the requirements of the Building Code; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the existing shed on the westerly side toward the rear shall be removed as proposed; and that all permits shall be obtained, including a new certificate of occupancy and all work completed within six months from the date of this resolution.

797-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application October 10, 1955—(decision of the borough superintendent) under section 7c and 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed change in uses and extension of existing gasoline service station, repair shop, greasing room, office and boiler room to gasoline service station, lubritorium, auto repairs, car washing, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1888 Ralph avenue and 5920-5930 Flatlands avenue, southwest corner, Block 7763, Lots 80, 83 and 86, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Flatlands avenue are in unrestricted and business use, D area, class 1 height districts; Ralph avenue is in business, retail and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 12, 1955 acting on N.B. Applic. 2018-55, reads:

"1. Proposed change in uses and extension of existing gasoline service station, repair shop, greasing room, office & boiler room, to gasoline service station, lubritorium, auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, on a plot located partly in a business use district and partly in an unrestricted use district is contrary to Art. II, Sec. 4(a), Par. 29 & 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 176.23 ft. frontage by 139.03 ft. in depth, irregular, presently developed with a gasoline service station consisting of seven 550 gallon gasoline storage tanks and six dispensing

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pumps; that the present accessory building, one story in height of class 3 construction, having a frontage of 57 ft. 3 in. and a depth of 26 ft., contains the uses of office, lubritorium and repair shop; that the gas station, building and uses were installed under N.B. Applic. No. 3365-37 and certificate of occupancy No. 87201 was issued on May 3, 1938 for said uses; that N.B. Applic. 3365-37, under which the gas station was installed, covered an area of 99 ft. $\frac{1}{4}$ in. on Flatlands avenue and 110 ft. $9\frac{5}{8}$ in. on Ralph avenue; that it is proposed to extend the present gas station to a frontage of 176.23 ft. on Ralph avenue and 139.03 ft. on Flatlands avenue, install twelve new 550 gallon gasoline tanks and four new dispensing pumps; that it is also proposed to remove the present accessory building and erect a new accessory building at the rear of the site, of class 3 construction, one story in height, with a frontage of 56 ft. 8 in., a depth of 28 ft. and containing the conjunctive uses of lubritorium, car washig, minor auto repairs, office and sales and storage; that part of the open area of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that the site is in a class D area and a class 1 height district, and that part of the site within 100 ft. of Flatlands avenue is in a business use district and the balance of the site is in an unrestricted use district; that as of July 25, 1916 the premises were in class $1\frac{1}{2}$ height district and the present height designation became effective on July 29, 1939; that as of July 25, 1916 the entire site was in an undetermined use district and the present use designations became effective on August 14, 1943; and

WHEREAS, the applicant contends that inasmuch as the present gas station is a legal use, having been erected when the site was in an undetermined zone, it is only requested that said use be extended; that a part of the extended area is in an unrestricted zone on the Ralph avenue frontage where it would be legal to erect a new gas station; that the entire affected area opposite the site to the east in Block 8338 is in an unrestricted zone, as is the entire area to the south of the site in block 7763; that within the affected area, block 7979, lot 148 is developed with a gas station which is a non-conforming use in the retail zone that said lot is in; that the present gas station has been in continuous use since its inception in 1938 thereby proving its necessity to the community; that Ralph avenue and Flatlands avenue are main auto lanes leading across Brooklyn; that the rebuilding and extension of the present development will allow a more efficient service to the public; and

WHEREAS, the applicant states that the present owner has held title to lot 80 since April 30, 1940 and to lots 83 and 86 since November 29, 1951; that the assessed valuation of land is \$17,400 and of the building \$6,000 making a total of \$23,400; that the building was erected in 1938; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the lawfully existing gasoline service station on Lot No. 80 to be extended to include lots 83 and 86, substantially as proposed and as indicated on plans filed with this application marked "Received October 10, 1955", 4 sheets, *on condition* that all buildings and uses not proposed to be retained shall be removed; that the plot shall be levelled substantially to the grade of the abutting streets; that the gasoline service station shall be rearranged and reconstructed substantially as proposed on such plans except that the pumps shall be of a low approved type and erected not nearer than 15 ft. to Ralph Avenue and Flatlands Avenue building lines; that the number of curb cuts to Flatlands Avenue shall not exceed two curb cuts each 30 ft. in width and two of similar width to Ralph Avenue; that sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction

of the Borough President; that there shall be erected within the intersection a block of concrete extending for a distance of 5 ft. along either street building line from the intersection not less than 12 in. in height; that the accessory building shall be of the design and arrangement as proposed and faced with face brick on all sides except at the rear where common brick or block may be used; that there shall be no window openings in the rear wall of the accessory building; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks and if any tanks are proposed to be continued in use they shall be subject to test by the Fire Commissioner as to their good condition; that there shall be erected on the rear line to the north a woven wire fence of the chain link type except where the wall of the accessory building occurs; that such woven wire fence shall be erected on a masonry base to a total height of not less than 5 ft. 6 in.; that substantial terminating posts shall be erected at the building lines; that under Section 7i there may be minor repairing of motor vehicles for adjustments only with hand tools maintained solely within the accessory building; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line at the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend over the building lines at Ralph Avenue and Flatlands Avenue a distance of not over 4 ft., that to accomplish this the sign may have two leaves; that where not occupied by the accessory building and pumps the unbuilt upon portion of the premises shall be paved with concrete or bituminous pavement; that there may be parking of cars on the unbuilt upon portion of the premises provided that such parking does not interfere with the servicing of the station; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lotn 47 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Sidney Katz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1956 after due notice by publication in the Bulletin; laid over to July 17, 1956, for inspection and decision; hearing closed; then to July 24, 1956, for inspection and decision; then to September 18, 1956, at request of the applicant, to file revised plans; then laid over to September 25, 1956, for applicant to file statement of agreement with adjoining owner as to the use of the overage

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space to the west not in the business district; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, C area, class 1 height districts; 18th avenue is in a business use, C area, class 1 height district; Bay Ridge parkway is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 3, 1955 acting on N.B. Applic. 2289-55, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, on a lot partly in a Business and partly in a Residence zone, is contrary to Art. II, PP. 4a, subsection 46, and Article II, PP. 3 of the Zoning Resolution.

2. Proposed entrances and signs and show window within 75' of a Residence Zone is contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 106 ft. frontage by 80 ft. in depth, occupied in part as a used car lot; that it is proposed to develop the site with a parkway type of gasoline service station; that the proposed building will have a peaked roof and face brick facades; that the gas station will be confined to the business use district, and a steel picket fence on a brick base will be provided along the zone line, and along the lot line of the gas station area where walls of adjoining buildings do not occur; that the 6 ft. wide strip along the west side of the property will be excluded from the gas station area; that planting and shrubbery protected by concrete curbs will be provided along all interior lot lines, as well as behind the accessory building; that since the major frontage of the plot is on Bay Ridge parkway, a modification of section 7A is requested to permit curb cuts along this street, with the building facing this street as shown on plans; and

WHEREAS, the applicant states that the site is a rectangular plot located on the northwest corner of Bay Ridge parkway and 18th avenue, with a frontage of 80 ft. on 18th avenue and 106 ft. on Bay Ridge parkway; that this plot is located entirely within the business use district, except for a 6 ft. frontage on Bay Ridge parkway along the westerly lot line; that this plot has been occupied in part as a used car lot pursuant to certificate of occupancy No. 116876, which is still in force, but the lot is unoccupied at the present time; and

WHEREAS, the applicant contends that abutting the site along the north lot line is the blank masonry wall of a two story store and dwelling; that within the affected area, on the same block with the site, there is a gas station in block 6215, lot 41, and also within the affected area, there is another gas station and repair shop in block 6227, lot 1; that there are adequate shopping facilities on 18th avenue to serve all the demands of the community; that since there is only one small vacant lot within the entire 500 ft. radius shown on the block diagram, there is no likelihood of any new construction that would affect the present shopping situation; that the lack of economic demand for a conforming use on this site is evidenced by the fact that in this heavily built up area, the former owners found the plot so unusable that they allowed the city to acquire it for non-payment of taxes; that the property has therefore yielded no income to the City for many years and it was purchased by the present owner at an In Rem sale; that as the site is located on two heavily travelled streets, it appears that the only use economically feasible is the type of development herein proposed; that with the colonial design of the building, the ornamental fencing and with the landscaping proposed, it is felt that this development will enhance the appearance of the site and provide a more pleasing development than the former used car lot; that it is also felt that the small accessory building herein proposed is a far better protection for the light and air of surrounding property

than would be afforded by a conforming commercial building which could occupy more than $\frac{3}{4}$ of the site; and

WHEREAS, the applicant states that the present owner has held title to the property since November 24, 1954 and that the assessed valuation of land is \$20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application, as revised, should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit that portion of the plot wholly in the business use district to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on revised plans filed with this application marked "Received October 28, 1955", 5 sheets, and revised plan marked "Received September 14, 1956" one sheet, *on condition* that all buildings and uses on the premises not intended to be retained shall be removed and the premises shall be levelled substantially to the grade of the adjoining streets; that the accessory building shall have no cellar and shall be constructed and arranged and of the proposed design as shown on such plans above cited and in all other respects shall comply with the requirements of the Building Code; that the accessory building shall be faced with face brick on all sides except that the rear wall may be of common brick, except that wood may be used on the gable ends, as shown, properly backed by masonry; that the roof surfacing shall be of asphalt shingles; that along the lot line to the north where walls of adjoining buildings do not occur there shall be a masonry wall agreeing with the brick used on the exterior of the accessory building not less than two feet in height above which shall be a steel picket fence to a total height of not less than 5 ft. 6 in.; that a similar wall and fence shall be along the westerly zoning line to Bay Ridge parkway with suitable terminating post; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building lines of Bay Ridge Parkway and 18th Avenue; that there may be not over 12 approved gasoline storage tanks each of 550 gallon capacity; that a planting area shall be maintained where shown along the westerly zoning line and along the north lot line with suitable planting material and protected with concrete curbing not less than 8 in. in height and 6 in. in width; that the balance of the premises where not occupied by the accessory building and planting and pumps shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to two (2) curb cuts to Bay Ridge Parkway, as shown, each 30 ft. in width and two curb cuts to 18th Avenue, as shown, with no portion of any curb cut nearer than five feet to any lot line as prolonged; that the sidewalks and curbing abutting the premises shall be repaired or restored to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of Bay parkway for a distance of not more than 4 ft.; that such portable fire fighting appliances shall be maintained within the accessory building as the Fire Commissioner shall direct; that under Section 7A any curb cut or showroom window herein proposed may be permitted under such section; that parking of motor vehicles awaiting service may be permitted on the open portion of the plot provided such motor vehicles are parked where there will be no interference with the servicing of the station; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

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71-56-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven, owner.

SUBJECT—Application January 31, 1956—(decision of the borough superintendent under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for the parking and storage of motor vehicles.

PREMISES AFFECTED—89-07 to 89-15 162nd street (89-15 official), east side, 45.70 ft. south of 89th avenue, Block 9761, Lots 36 and 39, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1956, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 162nd street are in retail and residence use, B and C area, class 1½ height districts; 89th avenue is in retail and residence use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 20, 1956 acting on Alt. Applic. 2915-55, reads:

"1. A parking lot partially in a residential district is contrary to Article II Section 3, par. 9(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 126.50 ft. in depth, on which is located a parking lot for the parking and storage of more than five motor vehicles on lot 36; that it is proposed to extend the present legal parking lot an additional 65 ft.; and

WHEREAS, the applicant states that the property referred to is presently zoned as a class 1½ height district; that the portion of the property within 100 ft. of 89th avenue is presently zoned as a residence district and a C area district and the remainder is zoned as a retail district and a B area district; that as of July 25, 1916 the entire property was zoned as a business district and on June 27, 1924 the portion of the property within 100 ft. of 89th avenue was placed in a residence district; that on August 2, 1945 the portion more than 100 ft. from 89th avenue was changed from business to retail; that as of July 25, 1916 the entire property was zoned as a C area district and on August 2, 1945 the portion more than 100 ft. from 89th avenue was changed from C to B area; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the premises consists of a plot having a frontage of 125 ft. along 162nd street and a depth of 126 ft.; that the property is presently improved with a 60 ft. parking lot, under Alt. Applic. 2459-51 and certificate of occupancy No. 77924, and the balance of 65 ft. has been vacant since the demolition of two old buildings which were on the plot; and

WHEREAS, the applicant contends that 11 ft. of this newly cleared site is within a retail use zone and the remaining portion of the plot abuts a parking lot granted by the Board under Cal. No. 899-50-BZ; that a grant of this application would benefit the community by the elimination of what would otherwise be a refuse strewn vacant plot; and

WHEREAS, the applicant states that the present owner has held title to the property since January 16, 1947 and that the assessed valuation of land is \$62,000; and

WHEREAS, the applicant has withdrawn his request under Section 21, relying on Section 7e; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the premises within the residence use district to be used in conjunction with the premises in the retail use district, which are subject to a permit by the Department of Buildings for the use as proposed, namely, the parking and storage of more than five motor vehicles, as indicated on plans filed with this application marked, "Received January 31, 1956", 3 sheets, *on condition* that the additional premises shall comply with the requirements of the Department of Buildings, as applied to the adjoining lot with which this lot is to be used; that no cars except those of the pleasure car type shall be so parked; and that all permits shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

Adjourned: 1:55 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 25, 1956,
2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

874-48-SM—Vol. II

APPLICANT—C. A. Reed Company, owner.

SUBJECT—Application reopened May 22, 1956 as Vol. II, to consider a new application for approval of Reed's Silklyk and Velvetex crepe folds and Reed's Mammoth Flameproof Crepe Streamers (used for decorative purposes).

APPEARANCES—

For Applicant: Francis Schroeder.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

REPORT OF COMMITTEE ON TEST

Re: Cal. 874-48-SM Vol. II

Subject: Reed's Silklyk and Velvetex Crepe Paper folds and Reed's Mammoth Crepe Streamers.

C. A. Reed Co., Williamsport, Pa., filed September 24, 1948 an application with the Board of Standards and Appeals for approval of the C. A. Reed's Mammoth Flameproof Streamers. The application was withdrawn March 22, 1949. The applicant resubmitted an application dated April 9, 1956 for approval of the material known as C. A. Reed's Silklyk and Velvetex Crepe Paper Folds and Reed's Mammoth Crepe Streamers. The Board reopened as Cal. 874-48-SM Vol. II on May 22, 1956.

Purpose

The material is a flameproofed paper for use in places of public assembly.

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Description

The material is a crepe paper which is basically a tissue paper to which a uniform process of crepeing has been applied. The paper is flameproofed with the material known as Fire Retardant CM as supplied by Du Pont.

Inspection Test

The material was tested at Better Fabrics Testing Bureau in the presence of Asst. Engr. F. A. Darts Committee on Test and F. Schroder representing the applicant. Both the streamers and crepe paper were tested and in all tests there was no flashing, flaming or glow. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test concludes that the material, Reed Velvetex Crepe Paper Folds and Reed Mammoth Crepe Streamers (flameproofed) possesses inherent flameproofing properties and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him, in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that each container or carton in which this material is marketed shall be labeled or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 874-48-SM—Vol. II."

The Committee further recommends that the material Reed's Velvetex Crepe Paper Folds may be marketed under the additional trade name of Silklyk Crepe Paper Folds.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

146-50-SA—Vol. II

APPLICANT—Sears-Roebuck and Co., Agent for Heinz Manufacturing Co., owner.

SUBJECT—Application reopened July 20, 1954—re Kenmore Portable Automatic Dishwasher Model 787.25 (previously approved re Homart 24 in. Automatic Dishwasher, Model 787.24).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 146-50-SA, Vol. II

Subject: Amendment to resolution as to additional model of Automatic Dishwasher Model 787.25.

Sears Roebuck & Co., for Heinz Manufacturing Co., Philadelphia, Pa., requested by filing an application dated March 20, 1952 that the resolution adopted April 3, 1951 under Cal. No. 146-50-SA, Vol. I be amended so as to in-

clude an additional dishwasher, Model 787.25. The application was reopened by a vote of the Board July 20, 1954.

Purpose

The appliance is an automatic dishwasher.

Description

The appliance is basically the same as the appliance approved April 3, 1951 under Cal. 146-50-SA, Vol. I, except that casters, an electrical lead and plug having a grounding connection and hoses, one for connecting to the faucet and one for draining have been added and the only mechanical difference is that a drain pump has replaced the drain valve since the portable unit can not be drained by gravity. In all other respects there is no change.

Recommendation

The Committee on Test recommends that the resolution adopted April 3, 1951 under Cal. No. 146-50-SA, Vol. I, be amended so as to include the model 787.25 Kenmore Portable Automatic Dishwasher on condition that the requirements of the resolution adopted April 3, 1951 under Cal. 146-50-SA, Vol. I, be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 3, 1951 in accordance with the above report.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.

SUBJECT—Application reopened September 27, 1955—re Amendment to resolution to include additional models of Automatic Washers and permission to market under additional trade names—re Home Laundry Automatic Washer, Models 50 and 53; previously approved.

APPEARANCES—

For Applicant: John Albeck.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 359-50-SA

Subject: Amendment to resolution to include additional model of Automatic Washers and permission to market under additional trade names.

Altorfer Bros. Company, a Division of American Motors Corp., requested by letter dated August 10, 1955 that the resolution adopted July 18, 1950 and amended at various times through December 7, 1954 under Cal. No. 359-50-SA be amended so as to include additional models of automatic washers and permission to market same under additional trade names. The application was reopened by a vote of the Board September 27, 1955.

Purpose

The appliances are automatic clothes washing machines.

Description

The Model 81 is similar to the Model 80 (approved by the Board December 7, 1954) differing only as to styling.

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The Model 71 is similar to Model 53 (approved by the Board July 7, 1954) differing only as to styling. The Model 61 is similar to Model 60 (approved by the Board July 7, 1954) differing only as to styling. The Model 91 is similar to Model 90 (approved by the Board December 7, 1954) differing only as to styling.

Recommendation

The Committee on Test recommends that the resolution adopted July 18, 1950 and amended at various times through December 7, 1954 be amended so as to include additional models of ABC-O-Matic Home Laundry Automatic Washers and permission to market under additional trade names so that the models recommended for approval under this recommendation are as follows: Models 50, 53, 60, 80, 90, 81, 71 and 61 and permission to market under the following trade names: Kelvinator Models AW, AWS, SW, AW-2, 50, WAF-9, WAF-6, WAZ-4, WAF-2 and WSF-2 on condition that the requirements of the resolution adopted July 18, 1950 under Cal. No. 359-50-SA are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 18, 1950 through December 7, 1954 in accordance with the above report.

309-53-SA

APPLICANT—Bill Glover, Inc., owner.

SUBJECT—Application April 21, 1953—Glover Auto Trol Washer, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 309-53-SA

Subject: Glover Auto Trol Washer.

Bill Glover Inc., owner manufacturer filed April 21, 1953 an application with the Board of Standards and Appeals for approval of the Glover Auto Trol Washer under the provisions of C26-178.0b of the Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

A stainless steel open end laundry washer with fully automatic controls.

Description

The Washer consists of a cylindrical shell of stainless steel front and rear. Rear head is heli-arc welded to shell. Front head is attached by annular clamping ring and gasket—a water tight assembly of rigid construction eliminates vibration. Supply through at top of shell forms a vent. A pin trap protects the drain valve which is located at the lower left side of the skirt and connects to center of shell at bottom. A hand lever operates the valve. The shell door is a substantial steel stamping hinged to front of shell. A rubber gasket on outer rim of door provides a water tight joint. Large heat treated glass is held in water tight channel

rubber mounting. The cylinder is stainless steel with $\frac{1}{8}$ in. perforation on $\frac{5}{8}$ inch centers. Four lifting ribs are also perforated. The whole assembly is spot-and-seam welded into a rigid structure. The inside of cylinder is machined smooth with no burrs or sharp projection. The driving trunnion and transmitter is a rugged iron casting. The front head of cylinder has circular opening concentric with shell door this arrangement prevents garments from falling between cylinder and shell when loading and unloading. Two ball shaft bearings housed in cast aluminum carry trunnion at back of cylinder. Shaft water seal made of stainless and carbon steel requires no adjustment and no lubrication and cannot wear on shaft Ratings Temperature 450°F speed 3600 rpm Pressure 150 lbs per square inch. The cylinder is driven by motorized gear reducer V belt has speed of 32 rpm. A stainless steel skirt supports the shell and connects the shell to the heavy angle iron base. The base is rust proofed. The piping for hot and cold water lines at back of supply through premises and evenly distributes water in the cylinder. A thermometer of the rapidly registering type is mounted on front of marker with bulb inserted in center of shell bottom. The motor, designed for smooth reversing duty, is controlled by a magnetic contractor type reversing switch and is operated through a plot circuit with automatic timers. Motor driven reversing device regulates exact number of cylinder revolutions with no more than 5% difference in both directions. Push button starts and stops motor. All regular lubrication points are located outside panels or guards with the exception of the two cylinder bearings which require lubrication only once a year.

The device controlling the washing formula is the Auto part which automatically fills the washer with hot or cold water at a controlled high or low level.

At end of operation the Auto-Trol automatically opens the dump valve and signals operator with red light and bell. All operator does is flip the signal switch to cancel and add whatever supplies are indicated by the rotating formula drum. The timer does not advance into the next operation until the operator flips the signal switch to cancel.

Inspection and Test

A model of this washer was inspected and tested at 305 Ten Eyck St. Brooklyn and found to operate as designed. Present at the inspection and test was Chief Engineer L. V. Huber of the Committee on Test and representatives of the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Glover Auto Trol Washer for use in New York City on condition that all installations shall comply with the requirements of the Submerged Inlet Rules of the Board and each appliance bears a label permanently affixed reading as follows: Approved by the Board of Standards and Appeals for use in New York City under Cal. 309-53-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

406-53-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner.

SUBJECT—Application May 21, 1953—Automatic Dry Pipe Valve and Quick Opening Device (Accelerator), Model

MINUTES

39 with Model 1 Accelerator (sprinkler system), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 406-53-SA

Subject: Automatic Dry Pipe Valve, Model 39 and Quick Opening Device (Accelerator), Model 1.

Arthur E. Johnson filed for "Automatic" Sprinkler Corp. of Youngstown, Ohio on May 21, 1953 an application with the Board of Standards and Appeals for approval of their Automatic Model 39, 6" Dry Pipe Valve and their automatic Model 1 Accelerator under the provisions of Article 16, Administrative Building Code and the Sprinkler Rules of the Board.

Purpose

Component parts of a dry pipe sprinkler system.

Description

The model 39 Dry Pipe Valve consists of a cast iron body with rolled-in tin-faced seat rings and appropriate openings for priming water, air supply, fire alarm and quick opening device connections. A cast iron clapper is suspended from a cast iron clapper hinge and is equipped with rubber facing. The clapper hinge is held in an open position when the dry pipe valve operates by means of anti-reseat latches.

Air pressure, which manually or automatically maintained in the sprinkler piping restrains entry of water by means of the pressure exerted on top of the differential type of cast iron clapper. The entire area of the top side of the clapper is exposed to the air pressure present in the sprinkler piping while only 1/6 of the area on the bottom side of the clapper is exposed to water pressure. The remaining 5/6 of the bottom clapper area is normally exposed to atmospheric pressure. Thus the valve will stay closed until air pressure is less than approximately 1/6 the water pressure.

When the dry pipe valve operates, the area under the clapper normally exposed only to atmospheric pressure, becomes flooded. Increased pressure closes an atmospheric check valve and water enters the fire alarm line to sound a water-motor operated gong and/or to operate a pressure switch.

The model 39 is a type A valve as classified in Section C26-1365.0.h Administrative Code.

The model 1 Accelerator is a type of quick opening device which detects a critical rate of air pressure loss—as from an opened automatic sprinkler and remotely causes the model 39 Dry Pipe Valve to operate.

A rubber diaphragm separates a larger dome-shaped chamber from the base of the cast iron accelerator. A restriction type of orifice allows air in the upper chamber to equalize with the air pressure in the sprinkler piping. The rubber diaphragm is directly attached to a pilot valve which can admit air to act on a portion of the Dry Pipe Valve clapper.

The Accelerator is used with dry pipe sprinkler systems whose volume of air in the piping would cause serious time lag in the operation of the Dry Pipe Valve. The opening of one or more sprinkler heads will cause air pressure in the piping to be reduced at a greater rate than that above the Accelerator diaphragm, and will cause the Accelerator pilot valve to operate. A small portion of air passing from the sprinkler piping through the Accelerator pilot valve into the area below the Dry Pipe Valve clapper will close the atmospheric check valve and raise the clapper off its seat.

Inspection and Test

All data submitted was examined at the offices of the Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Model 39 Dry Pipe Valve and Model 1 Accelerator have been approved by the Underwriters Lab. and are listed under File No. EX1335 and EX1233 respectively, dated December 20, 1949.

Recommendation

On the basis of the data submitted the Committee on Test recommends the approval of the "Automatic" Model 39, 6 Inch Dry Pipe Valve and the "Automatic" Model 1 Accelerator for use in dry pipe sprinkler systems when installed in accordance with the provisions of Article 16 Administrative Building Code and the Sprinkler Rules of the Board provided each Valve and Accelerator will bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 406-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

489-54-SA

APPLICANT—Delco Appliance Division of General Motors Corp., owner.

SUBJECT—Application June 2, 1954—Delco Pressure Atomizing Oil Burner, Model H-200 and Paragon Pressure Atomizing Oil Burner, Model P-200U, to be marketed also as Homart Pressure Atomizing Oil Burner, Model 726.201, approval of.

APPEARANCES—

For Applicant: Norman A. Munro.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 489-54-SA.

Subject: Delco Pressure Atomizing Oil Burner Model H-200 and Paragon Pressure Atomizing Oil Burner Model P-200U and permission to market under additional trade names.

Delco Appliance Division of General Motors Corp., Rochester, New York, filed June 2, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as the Delco Pressure Atomizing Oil Burner Model H-200 and H-300 and the Paragon Pressure Atomizing Oil Burner and permission to market the burner under additional trade names under the provisions of the Oil Burner Rules of the Board and Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a mechanical draft conversion oil burner.

Description

The appliance consists of a two piece die cast aluminum housing to which is attached a 1/10 H.P. motor with a built

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in thermal overload, a pump valve and strainer assembly for oil transmission and the pump is designed to deliver 13 GPH.

The controls consist of thermostat, unit control and primary control.

The capacity of the H-200 ranges from 0.60 to 2.00 gph and the H-300 ranges from 1.00 to 3.00 gph.

Inspection and Test

Inspection and test of this burner was made by Asst. Engr. J. A. Darts, Committee on Test. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved, and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning through its operating range and found to function properly as designed with no flare backs or undue carbon deposits. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 500° the CO₂ content of the flue gases was 10%. The burner has been approved by the Underwriters Laboratories Inc., 52C3961.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Delco Pressure Atomizing Oil Burner Models H-200 and 300 for use in New York City with fuel oil not heavier than #2 U.S. Department of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 489-54-SA."

The Committee further recommends that the burner may be marketed under the following trade names: Paragon Pressure Atomizing Oil Burner Model P-200U, Homoil Oil Burner Model 726.201, General Automatic Product Oil Burner N 200 and N 300, Regal Oil Burner Model R-200 and Marietta Oil Burner Model MH-200.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

72-55-SA

APPLICANT—Gilbert & Barker Mfg. Company, owner.
SUBJECT—Application reopened January 24, 1956—re amendment to resolution to include new model gasoline dispensers—re Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single); previously approved.

APPEARANCES—

For Applicant: William Keay.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 72-55-SA

Subject: Amendment to Resolution to include New Model Gasoline Dispensers.

Gilbert and Barker Mfg. Co. Inc., requested by letter dated December 19, 1955 that the resolution adopted September 20, 1955 under Cal. No. 72-55-SA be amended so as to include their new models 902 RC, 903 RC, 905 RC and 908 RC gasoline dispensers. The application was reopened by a vote of the Board January 24, 1956.

Description

These dispensers are similar to the previously approved models 902, 903, 905 and 908 dispensing pumps except that they are built for remote control operation, with the motor, pump unit, air-separator and sump removed; air separation taking place at the remote pumping unit used in conjunction with these dispensers.

In the model 902 RC delivery of product to the nozzle is accomplished by means of a handle on the side of the dispenser and which is used to start and stop the remote pump unit motor. The handle is also connected to a feed line valve operated by a rod which opens and closes the valve in sequence with the start and stop of the remote control pump unit motor. The feed line valve is equipped with a built in relief device which prevents excessive pressure in the visigauge, meter and hose caused by expansion of gasoline during hot weather. The feed line valve also prevents pressure in the hose of other dispensers connected to the same supply line and not in operation while dispensing gasoline from the dispensers in operation. The dispenser is also equipped with a combination strainer—check valve with a built in relief set at 35 p.s.i. to prevent excessive pressure in the system. This valve is located at the line connection at the base of the dispenser.

The 902 RC has an external hose extending 10 feet from the side of the dispenser to the nozzle tip. Nozzle valve control is designed to be held open manually when dispensing motor fuel. The dispenser will deliver up to 15 gallons per minute.

The Model 903 RC is similar to the model 903 in that it has a roller clock type of registering mechanism instead of a computer type of registering mechanism. In design, application and construction its features are the same as the 902 RC.

The model 905 RC is similar to the model 905 and its features are the same in design, application and construction as the model 902 RC with the exception of the hose arrangement. The model 905 RC is equipped with a cable-suspended hose and extends from the side of the dispenser 13 feet 6 inches to the nozzle.

The model 908 RC is similar to the model 908 and its features are the same in design, application and construction as the model 902 RC with the exception of the hose arrangement. The model 908 RC is equipped with an internal hose, retractable type, and extends from the side of the dispenser 13 feet 6 inches to the nozzle.

Inspection and Test

These dispensers were examined at the premises of the applicant by Asst. Engr. G. F. Sklenarik, Committee on Test. Present were Mr. William Keay, manager of sales service and other representatives of the applicant. The units operated as designed.

The entire mechanism of the four dispensers complies with the requirements of the Underwriters' Laboratories and the models are listed file MH 1941.

Recommendations

The Committee on Test recommends that the resolution adopted September 20, 1955 under Cal. No. 72-55-SA be amended so as to include models 902 RC, 903 RC, 905 RC and 908 RC on condition that the requirements of the resolution adopted September 20, 1955 under Cal. No. 72-55-SA

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be complied with; all electrical work to be in accordance with the Electrical Code of the City of New York.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 20, 1955, in accordance with the above report.

472-55-SM

APPLICANT—Hercules Plastics Corp., owner.
SUBJECT—Application May 27, 1955—Hercules Vacuum Breaker-Check Valves, Nos. 1 and 2, approval of.
APPEARANCES—

For Applicant: Leon C. Lowenthal.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 472-55-SM

Subject: Hercules Vacuum Breaker-check Valve Models 1 and 2.

Hercules Plastics Corp., New York, New York, filed May 27, 1955, an application with the Board of Standards and Appeals for approval of the device known as the Hercules Vacuum Breaker and Check Valve Models 1 and 2 under the provisions of the submerged Inlet Rules of the Board.

Purpose

This device is a vacuum breaker used to prevent back syphonage.

Description

This device is a vacuum breaker made of nylon and consists of three main elements, the outer shell or sleeve, an inner sleeve and the valve member.

The outer shell is in the form of a tubular cylinder provided with screw threads to fit a standard hose bibb, this end being the water inlet end of the device; in this section are the air ports to supply atmospheric relief.

The inner shell is threaded externally at one end to enable it to be attached to the hose coupling and this lower section encloses a free moving plunger disc with leather washers attached to the top and bottom of the plunger disc, which act as an internal check. A neoprene and nylon cloth washer (trade mark Fairprene) is set midway between upper and lower external sections to prevent leaking.

The operation of the device is as follows: The device is screwed into the hose bibb and water flows through the device, around the edges of the washer and through the core of the valve and thence to the lower section to the hose.

In the event of failure of pressure so as to cause a back syphonage or suction on the line the water will exert pressure on the core section of the valve as well as against the washer; this pressure will close the valve and move the washer away from the air vents and the vacuum in the system will be broken and the pressure will be equalized. When the normal flow of water again occurs the valve is returned to its open position and the vents are closed by the washer as the valve returns to its open position.

Model 1 will permit attachment of hose coupling to one end and to a hose connector at the other end. Model 2 permits attachment to hose couplings at both ends.

Inspection and Test

The device was tested at 32 Vandewater Street in the presence of James P. Finnerty, Supervising Chief Inspector, Bureau of Water Register, E. O. Bauman, Chief of Bureau of Water Register. Mr. L. Lowenthal, representing the applicant and Asst. Engr. J. A. Darts, Committee on Test, Board of Standards and Appeals.

The first series of tests showed that the device acted as a check valve only and not as a vacuum breaker as the air vents were insufficient in area to provide sufficient air relief. A redesigned breaker, with enlarged air ports was retested May 14, 1956 in the presence of the above mentioned and the device was tested, first as a check and then the check valve was removed and the device was tested as a vacuum breaker only. Results were as follows:

The vacuum breaker was subjected to sustained and intermittent vacuums of 28" mercury—5 minutes; 22" mercury—4 minutes; 15" mercury—4 minutes; 7" mercury—3 minutes and 2½" mercury—3 minutes and at no time did back-flow occur.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Hercules Vacuum Breaker-Check Valve Model 1 only for voluntary use in New York City under the provisions of the Submerged Inlet Rules of the Board on the following conditions; that the device be used only on those appliances which connect to the water system by hose, for example, a garden hose; that when installed the vacuum breaker shall be made only hand tight and due to its construction shall not be "pulled up" tight by wrench as such procedure could easily distort the vacuum breaker and very possibly render it inoperative. The device shall be a tag or label or may have cast into the side of the body the following: "Approved N. Y. C. Bd. of S&A Cal. No. 472-55-SM."

The Committee further finds that, notwithstanding the statement, made by the applicant, that implies that all appliances used within or outside the home which connect to the water supply system by means of a hose connection must include this device so as not to be in violation of the city statute, that this recommendation for voluntary approval shall in no way invalidate or negate the approval granted by the Board under separate resolutions to various appliances which may be connected to the water supply by means of hoses without a vacuum breaker when constructed and used in accordance with the requirements as set forth under their individual approvals.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

549-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.
SUBJECT—Application June 27, 1955—Samco or Chef's Delight Lower Oven Gas Ranges, Models 3236, 3236T, 3336, 3336A, 3436 and 3436A, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 549-55-SA

Subject: Samco or Chef's Delight—Lower Oven Range Models 3236, 3236T, 3336, 3336A, 3436, and 3436A.

E. Loeb for Samuel Stamping and Enameling Co. Chattanooga, Tenn., filed June 27, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as the Samco or Chef's Delight—Lower Oven Range Models 3236, 3236T, 3336, 3336A, 3436 and 3436A under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are gas fired ranges used for cooking purposes.

Description

The ranges are of four top burner and oven type construction. The model 3220 has cast iron with aluminum caps top burners and cast iron oven burner. The model 3120 has cast iron with porcelain caps top burners and cast iron oven burners.

The front top burners of each model are rated at 12,000 BTU each, the rear burners at 9,000 BTU each and the oven at 20,000 BTU.

The lighting of the top burners is accomplished by automatic lighting and the oven is equipped with a thermostat.

Inspection and Test

The appliances have been approved by the American Gas Association under Certificate 1-(982.0, 2.1 -4.1, -6.1, -8.1 & 10.1)001. The details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with an approval device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes designed to control the gas supply to a burner or burners, in order to maintain temperatures between predetermined limits.

The Committee on Test recommends as follows: The models Nos. 3236, 3236T, 3336, 3336A, 3436A, and 3436 shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations shall be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing

laboratory and further that these ranges may be used under the provisions of Section 64 of the Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 549-55-SA", and in addition thereto shall also designate the model designation and the additional wording: "Equipped with an approved automatic shut-off" and further each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

791-55-SA

APPLICANT—I. A. Prouser, for The Stove Works, Inc., owner.

SUBJECT—Application September 22, 1955—Wincroft-Cookmaster, Models 201, 202, 205, 301, 302, 305, 3051, 361, 362, 3651, 3625 and 3620, approval of.

APPEARANCES—

For Applicant: G. O. Renn.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly

Negative

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 791-55-SA

Subject: Wincroft Cook Master, Models 201, 202, 205, 301, 302, 305, 3051, 361, 3651, 3652 and 3620.

I. A. Prouser for The Stove Works, Inc., Union, Pa. filed September 22, 1955, an application with the Board of Standards and Appeals for approval of the Wincroft Cook Master Gas Ranges in various models under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are domestic gas ranges used for cooking purposes.

Description

The ranges are designed for domestic installation. There are three basic sizes 20", 30" and 36" and the various model numbers refer to variations such as burner arrangement broilers and other styling details.

Inspection and Test

The details of construction were examined by Asst. Engr. J. A. Darts. Committee on Test and it was noted that while all models were made to AGA specifications, not all models are AGA approved.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA gives the following definitions:

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1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which

(a) Accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) Graduate the gas supply to the burner or burners, but do not effect complete shut-off of the gas.

2. Automatic ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners, in order to maintain temperature between predetermined limits; the Committee on Test recommends as follows:

Models 201, 301 and 362 may be constructed without a device which shall automatically shut-off the gas as there is no pilot or constantly burning flame or thermostat, all installations shall be in accordance with the requirements of C26-695.02.b Administrative Building Code as these models have not been approved by a recognized testing laboratory.

Models 202, 205, 302, 305, 3051, 361, 3651, 3652, 3620 and 362 shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations may be in accordance with the requirements of C26-695.02a Administrative Building Code as the above models have been approved by a recognized testing laboratory and further these ranges may be used under the provisions of Section 64, Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 791-55-SA" and in addition thereto shall also designate the model designation.

The Committee further recommends that Models 202, 205, 302, 305, 3051, 361, 3651, 3652, 3620 and 362 shall carry in addition to the wording "Equipped with automatic shut-off", and further each range shall have attached thereto a decal or plate showing the location of the approved automatic shut-off.

(Sgd.) HARRIS H. MURDOCK
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

896-55-SM

APPLICANT—Beaver-Advance Corporation, owner.

SUBJECT—Application November 3, 1955 — Advance Tubular Steel Scaffolding, approval of.

APPEARANCES—

For Applicant: Frank J. Marshall.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 896-55-SM

Subject: Advance Tubular Steel Scaffolding.

Beaver Advance Corp., Ellwood City, Pa., filed November 3, 1955 an application with the Board of Standards and Appeals for approval of the Advance Tubular Steel Scaffolding under the provisions of C26-178 Administrative Building Code and Rule 7.5.18 of the Rules of the Board adopted under Cal. No. 784-41-SR.

Purpose

This steel scaffolding is intended to replace the usual form of timber scaffolding in the three classes, light, medium and heavy duty scaffolding, for uses as set forth in the Demolition Rules of the Board.

Description

The assembly consists of steel frames, braces and accessories which are assembled to form a scaffold. The frames are connected to each other on each side by a pair of diagonal cross braces. Connectors called sprockets, set into the upper ends of the frame tubes, permit other sections to be added to the top of the lower sections. The top section is fitted with railings, toe boards and the scaffolding planks. Adequate sills at the bottom and suitable tie-ins to the building and for structure are provided.

The frame is the essential basic unit and consists essentially of two end posts, cross tubes and stiffening braces all of butt welded steel tubing. The ends of the cross tubes and stiffening braces are cut out to accommodate the curvature of the tubes to which they are secured by arc welding.

The end posts and upper and lower cross braces or ledges in each frame are $1\frac{3}{4}$ " by No. 14 gauge steel tubing. The intermediate braces are 1" by No. 14 gauge steel tubing. The cross bracing connecting the individual panels is 1" by No. 14 gauge steel.

The end posts are built to accommodate an adjustable base.

Inspection and Test

Three panels (four frames) were load tested at the applicant's plant in the presence of Asst. Engr. J. A. Darts Committee on Test.

The frames were spaced 10'-0" on centers giving a total of 30'-0" length of scaffolding and as each frame has a width of 5'-0" the test scaffold was 150 sq. ft. in area, two tiers high, making a total of 10'-0" in height.

The two end frames were not loaded and the connections between the two end frames and the two inner frames was broken so that there was no physical tie between these frames. The two end frames were left in place in order to protect the workmen test loading the scaffold.

The test was discontinued at a load of 19,350 pounds at which time there was a deflection of 0.721" in the bearers or ledgers.

Evaluation of test results:

Total load carried on 2 frames = 19350 lbs.

Load carried on each frame = $19350 \div 2 = 9675$ lbs.

The Committee set the least factor of safety that may be applied in construction of this nature at 2.5 for the live load and 2.0 for the dead load on the heavy duty scaffold and 2.5 for the live load and 1.5 for the dead load on the medium and light duty scaffold.

Since this type of scaffolding is intended to replace timber scaffolding, the Committee is of the opinion that the allowable live loads shall be the same as allowed for timber scaffolding as set forth under the requirements of Rule 7.5.1 of the Rules of the Board. That is 75 lbs. per sq. ft. under Rule 1.24.3; 50 lbs. per sq. ft. for medium duty scaffold the functions of which are defined under Rule 1.24.10; and 25 lbs. per sq. ft. for light duty scaffold the functions of which are defined under Rule 1.24.7.

In calculating the dead load or weight of each frame for the 5'-0" high frame shall be 40 lbs. the incidental bracing for the same shall be 10 lbs. and the total weight of planking 2" thick shall be 5 lbs. per sq. ft.

Computations for Heavy Scaffold:

1. 7'-0" Bent Spacing;—Area carried by 1 Bent = $7' \times 5' = 35$ sq. ft.

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Live Load = 35 sq. ft. x 75 lbs. per sq. ft. = 2625 lbs.
 F of S of 2.5 = 2625 x 2.5 = 6562 lbs.
 Planking; = 35 sq. ft. x 5 lbs. per sq. ft. = 175 lbs.
 F of S of 2; = 175 x 2 = 350 lbs.
 1 Frame 5' -0" High = 50 lbs.
 F & S of 2; = 50 x 2 = 100 lbs.
 Total live and *dead load (*frame and planking) = 7012 lbs.

Usable remaining load to be carried on frame 9675—7012 = 2663 lbs.

Additional frames = 2663 ÷ 100 = 26.63.

Theoretical Height = 133 ft.

2. 6'-0" Bent Spacing—Area carried by 1 Bent = 6'-5' = 30 sq. ft.

Live load = 30 sq. ft. x 75 lbs. per sq. ft. = 2250 lbs.

F of S of 2.5 = 2250 x 2.5 = 5625 lbs.

Planking; = 30 sq. ft. x 5 lbs. per sq. ft. = 150 lbs.

F of S of 2.0 = 150 x 2.0 = 300 lbs.

1 Frame—5'-0" High = 50 lbs.

F of S of 2.0 = 150 x 2.0 = 300 lbs.

Total live and *dead load (*frame and planking) = 6025 lbs.

Usable remaining load to be carried on 1 frame 9675—6025 = 3650 lbs.

Additional Frames = 3650 ÷ 100 = 36.5.

Theoretical Height = 182 ft.

3. 5'-0" Bent Spacing—area carried by 1 Bent = 5' x 5' = 25 sq. ft.

Live load = 25 sq. ft. x 75 lbs. per sq. ft. = 1875 lbs.

F of S of 2.5 = 1875 x 2.5 = 4738 lbs.

Planking = 25 sq. ft. x 5 lbs. per sq. ft. = 125 lbs.

F of S 2.0 = 125 x 2 = 250 lbs.

1 Frame—5'-0" high = 50 lbs.

F of S of 2.0 = 50 x 2 = 100 lbs.

Total live and *dead load (*1 frame and planking) = 5088 lbs.

Usable remaining load to be carried on 1 frame 9675—5088 = 4587 lbs.

Additional Frames 4587 ÷ 100 = 45.87.

Theoretical Height = 225 ft.

Computation for Medium Duty Scaffold:

1. 10'-0" Bent Spacing—Area carried by 1 Bent = 10' x 5' = 50 sq. ft.

Live Load = 50 sq. ft. x 50 lbs. per sq. ft. = 2500 lbs.

F of S of 2.5 = 2500 x 2.5 = 6250 lbs.

Planking = 50 sq. ft. x 5 lbs. per sq. ft. = 250 lbs.

F of S of 1.5 = 250 x 1.5 = 375 lbs.

1 Frame 5'-0" high = 50 lbs.

F of S of 1.5 = 50 x 1.5 = 75 lbs.

Total live and *dead load (*1 frame and planking) = 6700 lbs.

Usable remaining load to be carried on 1 frame 9675—6700 = 3975.

Additional frames = 3975 ÷ 75 = 53 frame.

Theoretical height = 265 ft.

2. 9'-0" Bent Spacing—Area carried by 1 Bent—9' x 5" = 45 sq. ft.

Live Load 45 sq. ft. x 50 lbs. per sq. ft. = 2250 lbs.

F of S of 2.5 = 2250 x 2.5 = 5625 lbs.

Planking = 45 sq. ft. x 5 lbs. per sq. ft. = 225.

F of S of 1.5 = 225 x 1.5 = 338 lbs.

1 Frame 5'-0" High = 50 lbs.

F of S of 1.5 = 50 x 1.5 = 75 lbs.

Total live and *dead load (*1 frame and planking) = 6038 lbs.

Usable load to be carried on 1 frame 9675—6038 = 3637 lbs.

Additional frames = 3637 ÷ 75 = 48.

Theoretical Height = 240 ft.

3. 8'-0" Bent Spacing—area carried by 1 Bent = 8' x 5' = 40 sq. ft.

Live Load = 40 sq. ft. x 50 lbs. per sq. ft. = 2000 lbs.

F of S of 2.5 = 5000 lbs.

Planking 40 sq. ft. x 5 lbs. per sq. ft. = 200 lbs.

F of S of 1.5 = 200 x 1.5 = 300 lbs.

1 Frame 5'-0" Height = 50 lbs.

F of S of 1.5 = 50 x 1.5 = 75 lbs.

Total live and *dead (*1 frame and planking) = 5375 lbs.

Usable load to be carried on 1 frame 9675—5375 = 4300 lbs.

Additional frame = 4300 ÷ 75 = 57.

Theoretical height = 285 ft.

4. 7'-0" Bent spacing—area carried by 1 Bent = 7' x 5' = 35 sq. ft.

Live Loads = 35 sq. ft. x 50 lbs. per sq. ft. = 1750 lbs.

F of S of 2.5 = 1750 x 2.5 = 4375 lbs.

Planking 35 sq. ft. x 5 lbs. per sq. ft. = 175 lbs.

F of S of 1.5 = 175 x 1.5 = 263 lbs.

1 Frame 5'-0" high = 50 lbs.

F of S of 1.5 = 50 x 1.5 = 75 lbs.

Total live and *dead load (*1 frame and planking) = 4713.

Usable load to be carried on 1 frame 9675—4713 = 4962 lbs.

Additional frames = 4962 ÷ 75 = 66.

Theoretical height = 330 ft.

5. 6'-0" Bent spacing—area carried by 1 Bent = 6' x 5' = 30 sq. ft.

Live load = 30 sq. ft. x 50 lbs. per sq. ft. = 1500 lbs.

F of S of 2.5 = 1500 x 2.5 = 3750 lbs.

Planking 30 sq. ft. x 5 lbs. per sq. ft. = 150 lbs.

F of S of 1.5 = 150 x 1.5 = 225 lbs.

1 Frame 5'-0" high = 50 lbs.

F of S of 1.5 = 50 x 1.5 = 75 lbs.

Total live and *dead load (*1 frame and planking) = 4050 lbs.

Usable load to be carried on 1 frame 9675—4050 = 5625 lbs.

Additional frames = 5625 ÷ 75 = 75.

Theoretical Height = 375 ft.

6. 5'-0" Bent spacing—area carried by 1 Bent = 5' x 5' = 25 sq. ft.

Live load = 25 sq. ft. x 50 lbs. per sq. ft. = 1250 lbs.

F of S of 2.5 = 1250 x 2.5 = 3125 lbs.

Planking = 25 sq. ft. x 5 lbs. per sq. ft. = 125 lbs.

F of S of 1.5 = 125 x 1.5 = 191 lbs.

1 Frame 5'-0" high = 50 lbs.

F of S of 1.5 = 50 x 1.5 = 75 lbs.

Total live and *dead load (*1 frame and planking) = 3391 lbs.

Usable load to be carried on 1 frame 9675—3391 = 6284 lbs.

Additional frames = 6284 ÷ 75 = 83.

Theoretical Height = 415 ft.

Computation for Light Duty Scaffold:

1. 10'-0" Bent spacing—area carried by 1 Bent = 10' x 5' = 50 sq. ft.

Live load = 50 sq. ft. x 25 lbs. per sq. ft. = 1250 lbs.

F of S of 2.5 = 1250 x 2.5 = 3125 lbs.

Planking = 50 sq. ft. x 5 lbs. per sq. ft. = 250 lbs.

F of S of 1.5 = 250 x 1.5 = 375 lbs.

1 Frame—5'-0" high = 50 lbs.

F of S of 1.5 = 50 x 1.5 = 75 lbs.

Total live and *dead load (*1 frame and planking) = 3575 lbs.

Usable load to be carried on 1 frame 9675—3575 = 6100 lbs.

Additional frames = 6100 ÷ 75 = 81.

Theoretical Height = 405 ft.

2. 9'-0" Bent spacing—area carried by 1 Bent = 9' x 5' = 45 sq. ft.

Live Load = 45 sq. ft. x 25 lbs. per sq. ft. = 1125 lbs.

F of S of 2.5 = 1125 x 2.5 = 2912 lbs.

Planking 45 sq. ft. x 5 lbs. per sq. ft. = 225 lbs.

F of S of 1.5 = 225 x 1.5 = 338 lbs.

1 Frame 5'-0" Height = 50 lbs.

F of S of 1.5 = 50 x 1.5 = 75 lbs.

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Total live and *dead load (*1 frame and planking) = 3325 lbs.

Usable load to be carried on 1 frame $9675 - 3325 = 6350$ lbs.

Additional frames $= 6350 \div 75 = 84$.

Theoretical Height = 420 ft.

Evaluation of scaffolding when used as a hoist tower.

The live load shall not exceed 4500 lbs. and with a factor of safety of 100% the live load shall be 9000 lbs. The dead load which includes the weight of the cage, sheaves and cat-head equals 800 lbs. with a factor of safety of 2, the dead load equals 1600 lbs. Therefore, the total load, live and dead equals 10600 lbs. or 5400 lbs. on each frame which is below the allowable 9675 lbs. as figured when the equipment is to be used as a scaffold.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval, under provisions, of C26-178.0 Administrative Building Code and Rule 7.5.18 of the Rules of the Board, of the Advance Tubular Steel Scaffolding as manufactured by the Beaver Advance Corp. of materials as herein described and constructed in accordance with the description above, for uses as defined in the Rules of the Board with limitations as to the height for definite bent spacing as set forth in the following tables:

1. Heavy Duty Scaffold: as defined by Rule 1.24.3 of the Demolition Rules of the Board:—Maximum live load; 75 lbs. per sq. ft.

Span in ft. between bents

Maximum height above baseplate

7'-0"	6'-0"	5'-0"
60'-0"	80'-0"	100'-0"

2. Medium Duty Scaffold: as defined by Rule 1.24.10 of the Demolition Rules of the Board:—Maximum live load; 50 lbs. per sq. ft.

Span in ft. between bents

Maximum height above baseplate

10'-0"	9'-0"	8'-0"	7'-0"
100'-0"	110'-0"	115'-0"	125'-0"

3. Light Duty Scaffold: as defined by Rule 1.24.7 of the Demolition Rules of the Board:—Maximum live load, 25 lbs. per sq. ft.

Span in ft. between bents

Maximum heights above base plate

10'-0"	125'-0"
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The Committee further recommends that additional stages of planking may be used, in accordance with the following condition:

1. Heavy Duty Scaffold: Only one working stage of planking and no additional stages of planking may be used on the Heavy Duty Scaffold.

2. Medium Duty Scaffold:

Bent Spacing

10'-0"	9'-0"	8'-0"	7'-0"
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Additional Stages of Planking

0	1	2	4
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3. Light Duty Scaffold:

Bent Spacing

10'-0"

Additional Stages of Planking

8

The live load of 50 lbs. per sq. ft. for the Medium Duty Scaffold and the 25 lbs. per sq. ft. for the Light Duty Scaffold may be applied to one tier or may be divided between various tiers, as allowed, in the same bay.

The Committee further recommends that during the course of erection and all time thereafter, of the scaffold hereby recommended for approval under this report the scaffold shall be adequately tied to the building every two stories, but not more than 24'-0" vertically and every 28'-0" horizontally by one of the approved methods shown on Dwgs. marked, "Rec'd May 3, 1956", which are on file with and are part of the record.

The Committee further recommends that the frames shall set on suitable sills of minimum size 2" x 12" but in all cases the owner-manufacturer shall submit his erection plans to the Department of Buildings so that all the methods of

construction outlined in this report and the subsurface conditions may be investigated and checked.

The Committee further recommends that signs shall be conspicuously posted every 50 ft. along the planked platform levels showing the allowable live load per sq. ft. permitted on the planking and that all the component parts of the scaffold shall be kept in a perfect state of repair properly painted or otherwise treated to prevent corrosion or decay.

The Committee further recommends that the erection and design of scaffolds, hereby recommended for approval under this report shall be under the responsible supervision of the owner-manufacturer of the scaffold and that all scaffolds erected under the conditions of this report shall be stamped, marked and labeled as follows:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 896-55-SM."

The Committee further recommends that this type of scaffold may be used as a hoist tower on condition that the live load shall not exceed 4500 lbs., that the height of the tower shall not exceed 125'-0" in height and the maximum size of the hoist shall be based on an 8'-0" x 6'-6" base arrangement and further that when the scaffolding is used as a hoist tower, the tower shall be adequately tied to the building as provided for and in the same manner as when the equipment is used as a scaffold.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

931-55-SM

APPLICANT—Ceil-Lite Co., owner.

SUBJECT—Application November 14, 1955—Ceil-Lite (plastic light diffuser), approval of.

APPEARANCES—

For Applicant: Nat Rosen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 931-55-SM.

Subject: Ceil-Lite (Plastic Light Diffuser) approval of Ceil-Lite Co. New York filed November 14, 1955 an application with the Board of Standards & Appeals for approval of the Ceil-Lite (Plastic Light Diffuser) under the provisions of C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser.

Description

The system consists of corrugated translucent plastic sheets supported on metal members which are themselves suspended from the ceiling, floor or roof above.

The plastic sheet is a corrugated rigid vinyl chloridvinyl acetate sheet and the thickness of the sheet is 0.0075".

The ceiling clip is of sheet steel, the hanger rods are 3/4" cold rolled steel and the channel and rails are of extruded aluminum.

The installation is as follows:

The ceilings hanger or clip is attached directly to the ceiling, floor or roof above and the 1/4" steel hanger is inserted

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into the clip. The other end of the steel hanger is inserted into a slot of the track hanger. This track hanger has a lip which fits under the upper flange of the main track (called the T track) and thereby holds up the main carrying track. There is an additional slot in each of the track hangers and a track spacer, a $\frac{1}{4}$ threaded rod with a nut on each end, is inserted into the slot, thus giving lateral stability to the system and helping it to maintain the 3'-0" spacing between main carrying tracks. The hook assembly and ceiling clip are installed 3'-0" on centers in one direction and a maximum of 8'-0" on centers perpendicular to those on 3'-0" so that a grillage is set up supporting 3'-0" in one direction and 8'-0" in the other direction.

Inspection and Test

Load tests were conducted in the presence of Asst. Engr. J. A. Darts, Committee on Test. The tests were conducted on the plastic itself in both upward and downward directions and on the carrying members in both upward and downward.

Results of the test are as follows:

PLASTIC—downward—	5 lbs./sq. ft.—	not dislodged.
" —upward —12 "		—plastic forced up.
TRACK —downward—	20 lbs	—no deflection
" —upward —20 lbs		— $\frac{1}{8}$ " deflection

Plastic itself met the requirements of C26-461.1 Administrative Building Code as to self-extinguishing properties.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Ceil-Lite (plastic light diffusing ceiling) for installation in New York City when constructed of materials as herein described, and using steel rod not less than $\frac{1}{4}$ inch as the steel hanger, and installed in accordance with the requirements of C-26-461.1 Administrative Building Code on condition that the main carrying members shall be carried on rods as herein described secured to the ceiling, floor or roof construction above, that wires shall not be used in the suspension system and further that all plans filed with the Department of Buildings showing the proposed use of this system shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 931-55-SM," and that the containers or cartons in which the material is marketed shall be similarly marked. It is further recommended that the use of this material in Class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partition or fireproof partitions. In Class III construction shall be limited in accordance with the requirements of the Administrative Building Code.

The Committee further recommends that as C26-1354.0 Administrative Building Code was amended by Local Law 105 of 1955 to allow the use of this type of light diffuser in locations as permitted under C26-1351.1 Administrative Building Code as amended by Local Law 91 of 1954, plans filed with the Department of Buildings and will also show the proposed occupancy so that the use of this ceiling in the proposed location may be checked as to its use in the type of hazard occupancy as set forth under C26-1351.1 Administrative Building Code as amended by Local Law 91 of 1954. The Committee further recommends that in approving the installation, the Department of Buildings shall require that in the event of a change in occupancy the installation shall be re-examined under C26-1354.0 Administrative Building Code as amended by Local Law 105 of 1955.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

210-56-SA

APPLICANT—Tokheim, Corporation, owner.

SUBJECT—Application March 8, 1956—Parkway Dual Computer Pump, Model 325, with or without suffix WNC or HS and Remote Control Model 325 RC (gasoline dispenser), approval of.

APPEARANCES—

For Applicant: A. P. Lapsansky and John F. Dixon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 210-56-SA

Subject: Parkway Dual Computer Pump, Models 325 and 325N with or without suffix WNC or HS and Remote Control, Models 325RC and 325NRC.

The Tokheim Corporation, Fort Wayne, Ind., owner-manufacturer filed March 8, 1956 an application with the Board of Standards and Appeals for approval of their Parkway Dual Computer Pump, Model 325 with or without suffix WNC or HS and their Remote Control, Model 325RC under the provisions of Section C19-69.C Administrative Code and to include the trade name National as well as Tokheim for the above model pumps.

Purpose

Appliances used for dispensing gasoline.

Description

The Model 325 Parkway (single product) Dual Computer Pump consists of one complete pumping system, with two measuring units, two computer devices and two discharge outlets. The combined pumping unit and air eliminator, measuring units, computer devices, hose nozzles and other features are the same as furnished in the model 305 computer pumps which were approved by the Board under Cal. No. 288-55-SA, June 7, 1955.

Gasoline can be dispensed from the model 325 pump through the two hoses and hose nozzles at the same time or separately. The switch control lever for starting and stopping the pump motor, the visigage, the hose and hose nozzle are located on the same side of the pump and adjacent to the register dial which is served only by that particular hose. The notation "Delivery through this hose shows on this dial only" is indicated directly above each hose outlet.

The two Veeder-Root computer devices indicate the gallons delivered and the money value of each sale. A switch interlock of mechanical type is provided and compels resetting the computer numerals to zero before delivery of gasoline can be made.

The hoses furnished are 17 feet in length and are made retractable into the pump housing by means of cast iron weight pulleys operating on steel guides.

A hydraulic control valve controls flow of product and eliminates excess pressure at nozzle.

The electric motor operating the pump is a continuous duty type, $\frac{1}{2}$ HP, 115/230 volts, single phase, 60 cycle AC with automatic thermal overload and explosion proof housing. The rotary gear type pumping unit delivers approximately 19 gallons per minute.

The suffix HS refers to a dispensing unit equipped with two pumps and $\frac{3}{4}$ HP, 115/230 volt, single phase, 60 cycle AC continuous duty type motor with automatic thermal

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overload and explosion proof housing. This model delivers approximately 25 gallons per minute total output.

The suffix WNC refers to models equipped with wheel type non-computer registering gallons delivered only.

The suffix RC indicates that the unit is a dispensing unit only arranged to operate by connection to a remote control pump. These models are equipped with a red light at each nozzle boot to indicate to the operator when the remote pump is operating.

When any model is to be sold under the trade name National an additional letter N shall be included in the suffix of the model designation and the word National will be used in place of Tokheim on the pump housing.

Inspection and Test

All data submitted by the applicant was examined at the offices of the Board by Asst. Engr. G. F. Sklenarik Committee on Test.

The model 325 Series are listed by the Underwriter's Lab., File No. MN-1895 dated January 18, 1956.

Recommendation

On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the Tokheim Parkway Dual Computer Pump, Model 325 with or without the suffix WNC or HS and the Tokheim Remote Control, Model 325 RC also to be marketed as the National Parkway Dual Computer Pump, Model 325N with or without the suffix WNC or HS and National Remote Control, Model RCN under the provisions of Section C19-69.C Administrative Code provided all electrical work will conform to the Electrical Code of the City of New York and each appliance will bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 210-56-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

304-56-SM

APPLICANT—Sylvania Electric Products Inc., owner.
SUBJECT—Application April 16, 1956—Sylvania Sylvania-Aire Corrugated Plastic Light Diffuser, approval of.
APPEARANCES—

For Applicant: W. A. Hayman and J. B. Spillane.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 304-56-SM

Subject: Sylvania Sylvania-Aire Corrugated Light Diffuser. Sylvania Electric Products Inc. New York City filed April 16, 1956 an application with the Board of Standards and Appeals for approval of the material known as Sylvania Sylvania-Aire Corrugated Light Diffuser under the provisions of C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser and also to provide acoustical treatment.

Description

The system consists of corrugated translucent plastic sheets supported on metal members which are themselves suspended from the ceiling, floor or roof above.

The plastic sheet is corrugated rigid vinyl chloride vinyl acetate sheet that contains no plasticizer. The corrugation has frequency of 11 per ft. and an amplitude of 7/16". The thickness of the material is 0.0075".

The ceiling clip is a sheet steel member in the shape of an angle. The acoustical baffle is of the same material as the carrying members and is 5 5/8" deep.

The installation is as follows:

The steel ceiling clip is attached directly to the ceiling, floor or roof above and the 1/4" cadmium steel rod. The main suspension clamp, which is so arranged as to hold the main carrying member, is attached to the rod.

The main carrying members which are of aluminum are then attached to the suspension clamp. The hook assembly and suspension clamp are installed 4'-0" on centers in one direction and a maximum of 8'-0" centers in a direction perpendicular to those on 4'-0" so that a grillage is set up supporting 4'-0" in one direction and 8'-0" in the other direction.

Inspection and Test

Load tests were conducted in the presence of Asst. Engr. J. A. Darts, Committee on Test.

The load tests were conducted on the plastic itself in both downward and upward directions and on the main carrying member in both upward and downward directions.

The plastic material itself has been approved by the Board under Cal. No. 427-52-SM on October 5, 1954.

Results of the test were as follows:

- A. Plastic downward—5 lbs./sq. ft.—plastic not dislodged.
- B. Plastic upward—15 lbs./sq. ft.—plastic forced upward.
- C. Track downward—25 lbs. at joint of rail—no deflection.
- D. Track upward—20 lbs. under joint—1/8" deflection.

Recommendation

On the basis of the inspection and test and the data led by the applicant, the Committee on Test recommends the approval of Sylvania Sylvania-Aire Corrugated Light Diffuser for installation in New York City when constructed of materials as herein described and installed in accordance with the requirements of C26-461.1 Administrative Building Code on condition that the main carrying members shall be carried on rods as herein described, secured to the ceiling, floor or roof construction above; that wires shall not be used in the suspension system and further that all plans filed with the Department of Buildings showing the proposed use of this system shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 304-56-SM." and the containers or cartons in which the material is marketed shall be similarly marked. It is further recommended that the use of this material in Class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partition or fireproof partition. In Class III construction shall be limited in accordance with the requirements of the Administrative Building Code.

The committee further recommends that as C26-1354.0 Administrative Building Code was amended by Local 105 of 1955 to allow the use of this type of light diffusers in locations permitted under C26-1351 Administrative Building Code as amended by Local Law 91 of 1954 the plans filed with the Department of Buildings shall also show the proposed occupancy so that the use of this ceiling in the proposed location may be checked as to its use in the type of hazard occupancy as set forth under C26-1351.1 as amended by Local Law 91 of 1954. The Committee further recommends that, in approving the installation the Department of Buildings shall require that, in the event of the change of occupancy, the installation shall be re-examined

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under C26-1354.0 Administrative Building Code, as amended by Local Law 105 of 1955.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

385-56-SA

APPLICANT—Gilbert and Barker Mfg. Company, owner.
SUBJECT—Application March 8, 1956—Gilbarco Calco-Meter Electric Gasoline Dispensers, Models 1002, 1004 and 1006 and Gilbarco Remote Control Gasoline Dispenser, Models 1006RC, 1004RC and 1002RC, approval of.

APPEARANCES—

For Applicant: William Keay.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 385-56-SA

Subject: Gilbarco Calco-Meter Electric Gasoline Dis-
pensers, Models 1006, 1004, and 1002 and Gilbarco
Remote Control Gasoline Dispensers, Models
1006RC, 1004RC and 1002RC.

The Gilbert & Barker Mfg. Company, West Springfield, Mass., owner-manufacturer filed March 8, 1956 an applica-
tion with the Board of Standards and Appeals for approval
of the Gilbarco Calco-Meter Electric Gasoline Dispensers
Models 1006, 1004 and 1002 and Gilbarco Remote Control
Gasoline Dispensers, Models 1006RC, 1004RC and 1002RC
under the provisions of Section C19-69.C Administrative
Code.

Purpose

Appliances to be used for the dispensing of gasoline.

Description

The Model 1006 is an electrically driven metering pump
with a computer-type registering mechanism. A standard
½ HP 115/230V 60 cycle AC explosion proof electric motor
drives a positive displacement type of rotary pump to raise
gasoline from the storage tank and furnish a pressure just
under 20 psi. for proper metering.

It is equipped with a motor, a combination pump unit-air
separator, an air separator sump, a meter, computer with
built-in interlock and a single visagage sight glass on the
hose side of the pump. The motor is turned "on" and "off"
by means of a handle on the side of the dispenser. The
handle operates a rod which is directly connected to a switch
in the junction box which starts the motor. The control
handle is also interlocked with the computer.

The pump unit-air separator, separates any air or vapor
which may be admitted to the system through a leaking
suction line or through improper manipulation. The air
separator also provides room for expansion of product in the
system due to temperature rise.

A meter used is a four piston positive displacement type.
A valve is incorporated between the meter and the visible

discharge indicator assembly to maintain the liquid under
a slight pressure at all times thus preventing vaporization
while the unit is standing idle. The visible indicator would
immediately show any air or vapor pockets should they
occur.

The flow of gasoline is controlled at the nozzle and the
and the dispenser has a maximum rate of flow of 15 gallons
per minute. The hose used is of the internal retractible type,
14 feet 4 inches in length from the side of the dispenser
to nozzle tip. The nozzle is of the non-automatic type
requiring manual operation when in use.

The model 1004 dispenser is equipped with an external
hose, cable suspended type which extends from the side of
the dispenser 13 feet 4 inches to the nozzle tip. In other
respects the model 1004 is identical to the model 1006.

The model 1002 dispenser is equipped with an external
standard hose which extends from the side of the dispenser
10 feet to the nozzle. In other respects the model 1002 is
identical to the model 1006.

The model 1006RC remote control dispenser is similar to
the model 1006 except that it is built for remote control
application and therefore the motor pump-unit-air separator
and sump have been removed. Air separation takes place
at the remote pumping unit which pumps product to the
model 1006RC dispenser.

Delivery of product to the nozzle is accomplished by means
of a handle on the side of the dispenser, which is used to
start and stop the remote pumping unit motor. The handle
is also connected to a feed line valve operated by a rod
which opens and closes the valve in sequence with the
start and stop of the remote control pump unit motor. The
handle is also interlocked with the computer. The feed line
valve is equipped with a built-in relief device which pre-
vents excessive pressure in the visagage, meter and hose
caused by expansion of gasoline during hot weather. The
feed line valve also prevents pressure in the hose of other
dispensers connected to the same supply line and which are
not in operation at the time when gasoline is dispensed from
any unit on the line. The model 1006RC is equipped with a
combination strainer-cheek valve with a built-in relief set
at 35 psi to prevent excessive pressure in the remote pump-
ing system. This valve is located at the base of the dis-
penser.

The dispenser is equipped with an internal retractible type
of hose which extends from its side 14 feet 4 inches to
the nozzle tip. The nozzle is of the non-automatic type
requiring manual operation when in use.

The model 1004RC remote control dispenser is equipped
with an external cable suspended hose which extends from
the side of the dispenser 13 feet 4 inches to the nozzle tip.
In other respects the model 1004RC is identical to the model
1006RC.

The model 1002RC remote control dispenser is equipped
with an external standard hose which extends from the side
of the dispenser 10 feet to the nozzle tip. In other respects
to model 1002RC is identical to the model 1006RC.

Inspection and Test

These dispensers were examined and tested at the prem-
ises of the applicant. Present were Asst. Engr. G. F.
Sklenarik, Committee on Test and representatives of the
applicant. The dispensers operated as designed.

All models have been approved by the Underwriter's Lab.,
File No. MH1941 issued April 3, 1956.

Recommendation

On the basis of the inspection and test and the data sub-
mitted by the applicant, the Committee on Test recommends
the approval of the Gilbarco Calco-Meter Electric Gasoline
Dispensers, Models 1006, 1004 and 1002 and Gilbarco Re-
mote Control Gasoline Dispensers, Models 1006RC, 1004RC
and 1002RC for use in New York City under the provisions
of Section C19-64c Administrative Code provided that all
electrical work will conform to the Electrical Code of the
City of New York and that each appliance shall bear a
label, permanently affixed reading as follows: "Approved by

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the Board of Standards and Appeals for use in New York City under Cal. No. 385-56-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

136-38-SM

APPLICANT—Certain-Teed Products Corp., owner.
SUBJECT—Application for consideration—reopening for report and as to change in title of owner—re Perforated Gypsum Lath; previously approved.
APPEARANCES—
For Applicant—: A. R. Carr.
ACTION OF BOARD: Application reopened for report as to change in title of owner.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

12-39-SM

APPLICANT—Owens-Corning Fiberglas Corp., owner.
SUBJECT—Application for consideration—reopening for report as to additional trade names—Red Top Insulating Wool; previously approved.
APPEARANCES—
For Applicant: James B. Schryner.
ACTION OF BOARD—Application reopened for report as to additional trade names.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

1343-39-SM

APPLICANT—Certain-Teed Products Corp., owner.
SUBJECT—Application for consideration—reopening for report as to change in title of owner—re Kalite Acoustical plaster; previously approved.
APPEARANCES—
For Applicant: A. R. Carr.
ACTION OF BOARD—Application reopened for report as to change in title of owner.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

1106-40-SM

APPLICANT—Ohio Lime Company, owner.
SUBJECT—Application for consideration—reopening for report as to additional trade names—re Ohio and Hawk Spread White Finishing Lime; Ohio White Finish Autoclaved Lime, Ohio Masons Hydrated Lime, Ohio Quick-Mix Masons Lime, HyPressure Hydrate, Ohio Sanlime Colored Interior Sand Finish, Ohio Ritewall Hair Fibered Base Coat Lime Plaster; previously approved.

APPEARANCES—

For Applicant: Philip Orlando.
ACTION OF BOARD—Application reopened for report as to additional trade names.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

330-41-SM

APPLICANT—Croton Chemical Corporation, owner.
SUBJECT—Application for consideration—reopening for report as to additional flameproofed material—re Croton Flameproofing Compound (CFC); previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for report as to additional flameproofing material.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

780-41-SM

APPLICANT—Certain-Teed Products Corp., owner.
SUBJECT—Application for consideration—reopening for report as to change in title of owner—re Certain-Teed Gypsteel Senior and Junior Plank for floor and roof slabs; previously approved.
APPEARANCES—
For Applicant: A. R. Carr.
ACTION OF BOARD: Application reopened for report as to change in name and title of owner.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

25-49-SA

APPLICANT—Gilbert & Barker Mfg. Company, owner.
SUBJECT—Application for consideration—reopening for report as to additional models—re Gilbarco Suspended Furnaces, Models GSU100, GSU150 and GSU200 and Esso Suspended Furnaces, Models ESU100, ESU150 and ESU200 (oil fired); (for heating service stations, garages, motor vehicle repair shops, dwellings, stores, warehouses, etc.); previously approved.
APPEARANCES—
For Applicant: William Keay.
ACTION OF BOARD—Application reopened for report as to additional models.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

133-51-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopening for report as to amended mixture—re Gold Bond Mill Mixed Perlite Plaster; previously approved.
APPEARANCES—
For Applicant: John K. Hovind.
ACTION OF BOARD—Application reopened as 133-51-SM as to amendment plaster mix.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

199-55-SA—Vol. II

APPLICANT—Linde Air Products Co., Div. of Union Carbide and Carbon Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II for report as to additional blowpipe—re Oxxweld W-45 Welding Blowpipe and Oxxweld CW-45 Cutting Attachment; previously approved.

APPEARANCES—

For Applicant: R. M. Neary.

ACTION OF BOARD—Application reopened as Vol. II for report as to additional blowpipe model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

497-50-SA

APPLICANT—Bryant Heater Division, for Affiliated Gas Equipment, Inc., owner-manufacturer.

SUBJECT—Bryant Gas-Fired Radiant Panel Heater, Model 401, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 497-50-SA

Subject: Bryant Gas Fired Radiant Panel Heater, Model 401.

The Bryant Heater Division for Affiliated Gas Equipment, Inc., filed May 5, 1950 an application with the Board of Standards and Appeals for approval of the Bryant Gas Fired Radiant Panel Heater, Model 401, under the provisions of Article 12, Administrative Building Code.

Purpose

A gas fired circulating hot air heater.

Description

This is a gas fired heater for use with natural, mixed and manufactured gas, three sizes are available for these gases, Size 15-401, 15000, BTU input, Size 20-401, 20000 BTU input and Size 25-401, 25000 BTU input. This model is a compact vertical design fitting to the wall, there is a non-thermal pilot for manual operation and a Bryant Model H Pilot for automatic operations. There is a flue adapter for connecting to round or oval vent pipe. The grille is vertical steel bars. The combustion chamber and heat exchange are welded steel and gas tight with ruffed porcelain enamel front separated from wall and cabinet by multiple air spaces. The burner is cast iron with drilled multiple ports and is within the combustion chamber. The draft diverter is built in type entirely enclosed by the cabinet, burner and all controls are enclosed in metal cabinet with a front access door for lighting. The products of combustion pass through a series of tubes forming the heat exchanger and into a flue at the top of the unit.

The controls for manual operation are constant burning non-therm pilot, pilot valve with input adjustment, gas shut-off valve with input adjustment, gas pressure regulator in size 25-401 only. The controls for automatic operation are:

Bryant Model H Automatic Safety Pilot, solenoid Valve with transfer, room thermostat, pilot valve with input adjustment, gas shut-off valve with input adjustment and gas pressure regulator in size 25-401 only.

Inspection and Test

This device was inspected and tested at 57 Duck Pond Road, Long Island and found to operate as designed. The device has been approved by the American Gas Association Incorporated Cert. 2-988-011.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends that the application for approval of the Bryant Gas Fired Radiant Panel Heater, Model 401 for use in New York City be either withdrawn or dismissed as the installation of the equipment is contrary to Article 12, Chapter 26, Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *dismiss* this application in accordance with the Committee on Test.

147-50-SA

APPLICANT—Sears, Roebuck and Company (agent), for Heintz Mfg. Co., owner-manufacturer.

SUBJECT—Homart 48 in. Automatic Dishwasher and Sink Combination, Model 787.48, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

1003-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Transport Semi-Trailer for Liquid Oxygen and Argon, Models 250 and 300, approval of.

APPEARANCES—

For Applicant: R. M. Neary.

ACTION OF BOARD—Application taken off calendar for further consideration.

630-56-GR

SUBJECT—General Resolution—Relative to maintaining an elevator in readiness and a competent operator on premises to assist the Fire Department in gaining access during hours when building is normally closed (nights, Saturdays, Sundays and holidays). This applies to buildings over 150 ft. in height with sprinkler system having connection to Fire Headquarters through a central station; Sec. C19-164.0 and C26-1433.0, Administrative Code.

APPEARANCES—

Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—General resolution adopted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, under Section C19-164-0 of the Fire Prevention requirements of the Administrative Code and under Section C26-1433.0 of the Building requirements of the Administrative Code, in buildings over one hundred and fifty feet in height a competent elevator operator is required to be available and an elevator maintained in readiness at all times to assist the Fire Department to obtain access to any floor; and

WHEREAS, appeals have been filed with the Board for relief from the above requirements where the buildings are equipped with a sprinkler system with connection through an approved Central station to Fire Headquarters; and

WHEREAS, a proposal has been made that if an appeal is granted a cooperative service to fulfill the intent of the present requirements will be maintained during the hours when the building is normally not open and elevators not manned; and

WHEREAS, the general area in Manhattan in which owners of buildings may apply for a variance under the terms of this general resolution is confined to 23rd Street on the south, 42nd Street on the north, Third Avenue on the east, and Tenth Avenue on the west.

Resolved, that in a building over 150 feet in height protected throughout with an approved sprinkler system having connection to Fire Headquarters through an approved Central Station, there may be, in substitution for the requirements of Administrative Code Sections C19-164.0 and C26-1433.0, a service maintained by a responsible company, organization or agency hereinafter referred to as Agency, which shall maintain an office located in the vicinity to assure prompt service as hereinafter required. In such office there shall be private direct telephone lines connected to all approved central stations and such Agency shall contract with all approved central stations to the end that such stations shall notify such agency immediately by the above required telephone of any alarm shown on their board indicating sprinkler action during the hours when the building is normally not open as set forth in the following table:

- A. Twelve employees designated as A. B. C. D. E. F. G. H. I. J. K. L.
- B. The above employees will work the following shifts:
- Monday
10:00 P.M.— 3:00 A.M.—A & G
3:00 A.M.— 7:00 A.M.—B & H
- Tuesday
10:00 P.M.— 3:00 A.M.—C & J
3:00 A.M.— 7:00 A.M.—D & I
- Wednesday
10:00 P.M.— 3:00 A.M.—E & K
3:00 A.M.— 7:00 A.M.—F & L
- Thursday
10:00 P.M.— 3:00 A.M.—A & G
3:00 A.M.— 7:00 A.M.—B & H
- Friday
10:00 P.M.— 3:00 A.M.—C & I
3:00 A.M.— 7:00 A.M.—D & J
- Saturday
8:00 P.M. to 1:00 A.M. Sunday—E & K
- Sunday
1:00 A.M.— 6:00 A.M.—F & L
6:00 A.M.—11:00 A.M.—A & G
11:00 A.M.— 4:00 P.M.—B & H
4:00 P.M.— 9:00 P.M.—C & I
9:00 P.M.— 2:00 A.M. Monday—D & J
2:00 A.M. Monday to 7:00 A.M. Monday—E & K
- C. The foregoing schedule calls for a total of twelve men working 120 hours a week. Employees A. G. C. I. E. and K. will work 15 hours each; B. H. D. and J. will work 13 hours each; F & L will work 9 hours each. Saturday and Sunday schedule in effect on holidays.

When the Agency receives such telephone notice from a central station, it shall immediately dispatch a qualified elevator operator with keys to the building and elevator who shall open the building and place the elevator in operating

condition and assist the Fire Department in gaining access to any portion of the building. Such elevator operator shall have for his use a motor vehicle furnished by such Agency kept in a building or open lot within 100 feet of the office of the Agency on the same street. Such motor vehicle shall be one of two maintained by the Agency exclusively for responding to alarms. In the office of the Agency at least two elevator operators shall be available to respond to alarms. There shall be a key board in such office with keys to the entrance door and elevator kept properly tagged for each building. In the event that there are several elevators in a building the Fire Department shall specify which elevator shall be available under this service and in addition the key to the chosen elevator shall fit the doors to all elevators in a building. A key shall also be maintained in a break glass box in the lobby adjacent to the chosen elevator. The power on the chosen elevator shall be on at all times controlled by switch in the car and the main power switch on the main panel board or in the motor room shall be mechanically locked in the on position and not pulled except in an extreme emergency.

The Agency shall keep such records of its services as the Fire Commissioner shall require.

The terms of this general resolution shall be applied only upon the filing of an appeal by an owner of a building of the type and within the area described, for a variance based on a decision of the Fire Commissioner and favorable action taken by the Board.

In the event the owner of a premises which is subject to a variance conditioned upon the terms of this general resolution discontinues the service with the Agency, the Agency shall immediately notify the Fire Commissioner in writing. The term of a grant of variance shall not exceed, initially, two years, and for such term or upon a request for renewal, the Board reserves the right to amend these requirements.

312-50-A

APPLICANT—Samuel Rosenblum, for Westmore Realty Corp., owner.

SUBJECT—Application April 28, 1950—Appeal from an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—222-224 West 37th street, south side, 275 ft. west of 7th avenue, Block 786, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi and E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, Order 54171-LF issued by the Fire Commissioner September 16, 1949 reads:

"1. Have at least one elevator kept in readiness for immediate use by the Fire Department during all hours of the day and night, including holidays and Sundays, and a man competent to operate the elevator present at all times. Ch. 26, Art. 17, Adm. Code."

and

WHEREAS, the decision of the Fire Commissioner dated March 28, 1950 reads:

"In reply to your letter of March 16, 1950, our Order 54171LF was issued on September 16, 1949, against the above premises. No request was ever made by the owner for an extension of time and the 30 days grace period for filing an appeal to the Board of Standards and Appeals has long since expired.

No extension can be granted by this Department as the order is a mandatory order and must be complied with."

and

MINUTES

WHEREAS, the applicant states that the building is 14 stories and penthouse, 164 ft. 9 in. in height, 37 ft. 6 in. by 98 ft. 9 in. in area, of class 1 construction, erected in 1923, on a lot 37 ft. 6 in. by 98 ft. 9 in. in area, in an unrestricted use B area, class 2 height district, used and occupied since 1923 as follows: cellar—storage and boiler room—5 persons; basement to 14th floor—store and manufacturing textiles—50 persons on each floor; penthouse—dwelling—1 family; that the building is provided with an approved standpipe system, an approved two-source sprinkler system throughout with central office connection; there is one interior fireproof stairs 3 ft. 8 in. wide, from roof to street, and one fire tower; there is no safe egress from the roof; and

WHEREAS, C.O. 12016-27 issued January 11, 1927 permits the following use and occupancy: cellar—storage—2 persons; 1st floor and mezzanine—stores and office—50 persons; 2nd to 14th floors—factory—50 persons each floor; penthouse—janitor's apartment; and

WHEREAS, the applicant contends that the building is occupied as a tenant factory; that the height of the building overall is 164 ft. 9 in. but due to the level of the 14th floor it is only 153 ft. 6 in. or 3 ft. 6 in. above the 150 ft. requirement; that in view of the excellent fire protection devices available and as the building is small in height and area, it is requested that a variation be granted from the requirements of the fire department; and

WHEREAS, the owner was convicted and fined in Municipal Term. Magistrates Court March 3, 1950 on a charge of violation of Section C19-170.0 of the Administrative Code; and

WHEREAS, the applicant proposes to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner dated September 16, 1949, acting on Order #54171-LF be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of general resolution adopted by the Board this day under Cal. No. 630-56-GR.

539-50-A

APPLICANT—Mola Realities, Inc., owner.

SUBJECT—Application July 11, 1950—Appeal from an order and a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—261-267 West 35th street, north side, 94 ft. east of 8th avenue, Block 785, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi and E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #54095 LF issued by the Fire Commissioner, September 8, 1949 and referred to in his decision dated June 27, 1950, reads:

"1. Have at least one elevator kept in readiness for immediate use by the Fire Department during all hours of the day and night, including holidays and Sundays, and a man competent to operate the elevator present at all times. Ch. 26, Art. 17, Adm. Code."

and

WHEREAS, the applicant states that the building is 16 stories, 183 ft. in height, 76 ft. by 98 ft. in area, of fire-

proof construction, erected in 1924, located in a retail use, B area, Class 2 height district, used and occupied since 1925: Basement—boilerroom and storage, 15 persons; 1st floor—restaurant and hardware store—60 persons; 2nd to 16th floors, factory, offices and showrooms, maximum occupancy 45 persons per floor. The building is equipped with an approved standpipe system and an approved sprinkler system throughout, with central office connection, one interior stairs of fireproof construction and one fire tower; and

WHEREAS, Certificate of Occupancy #9090 issued January 10, 1925, permits the use of the building as offices and factory, 90 persons per floor above the first floor with the limitation of not more than 25% of floor area to be used for manufacturing purposes; and

WHEREAS, the applicant proposes to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner dated September 8, 1949, acting on order #54095 be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of general resolution adopted by the board this day under Cal. No. 630-56-GR.

900-51-A

APPLICANT—Samuel Rosenblum, for K. R. K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—237-245 West 35th street, north side, 357 ft. 10¼ in. west of 7th avenue, Block 785, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer and Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951, for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23rd street, New York 10, N. Y., in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

You are hereby notified that your request is denied on the grounds that the above service, as outlined in the appended memorandum you submit does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 17 stories, 224 ft. 6 in. in height, 111 ft. 1½ in. front by 98 ft. 9 in. deep at street level, 90 ft. ¾ in. front by 88 ft. 9 in. deep at typical floor, of fireproof construction, erected in 1923, in a business use, B area, Class 2 height district, used and occupied: Cellar—storage and boiler room, 3 persons; 1st floor—stores, 30 persons; Mezzanine—offices, 20 persons; 2nd to 17th floors—showrooms, jobbers and manufacturing dresses, 40 person per floor; and

WHEREAS, Certificate of Occupancy #8608 issued October 4, 1924, against N.B. App. 359/23, permits the following use:

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Cellar—storage and boiler room, 3 persons; 1st floor—stores—factory and showrooms, 30 persons; mezzanine—offices—20 persons; 2nd to 17th floors, showrooms, offices and factory, not more than 25% of area of building to be used for manufacturing. No change in use or occupancy is now proposed. The building is equipped with an approved standpipe system and an approved two-source sprinkler system throughout, with central office connection and an approved interior fire alarm system. There is one interior fireproof stairs and one fire tower; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

901-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-8th Ave. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—304-306 West 36th street and 519 8th avenue, southwest corner, Block 759, Lot 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appcal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951, for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23d street, New York 10, N. Y. in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

You are hereby notified that your request is denied, on the grounds that the above service, as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states that the building is 24 stories, 279 ft. $\frac{3}{4}$ in. in height, 119 ft. $11\frac{3}{4}$ in. by 118 ft. $2\frac{3}{4}$ in. in area, of fireproof construction, erected in 1925 in a business use, B area, Class 2 height district; used and occupied since 1927: cellar—storage and boiler room 15 persons; 1st floor—stores, 20 persons; mezzanine—offices, 20 persons; 2nd to 24th floors—offices and showrooms and manufacturing of women's wear, 50 persons per floor. The building is equipped with approved standpipe and interior fire alarm systems and a two-source sprinkler system throughout with central office connection. There is one interior 3 ft. 8 in. wide fireproof stairs and one fire tower; and

WHEREAS, Certificate of Occupancy #11977 issued January 4, 1927, permits the following use: Cellar—storage and boiler room, 15 persons; 1st story—stores, 150 persons; mezzanine—offices, 60 persons; 2nd to 24th floors—showrooms and factory—150 persons per floor; and with the notation "not more than 25% of floor area of building to be used for manufacturing purposes"; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

902-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-36th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—135-139 West 36th street, north side, 159 ft. $3\frac{3}{4}$ in. west of Broadway, Block 812, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951, for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23d street, New York 10, N. Y. in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

You are hereby notified that your request is denied on the grounds that the above service, as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states that the building is 20 stories and penthouse, 251 ft. $9\frac{1}{2}$ in. in height, 59 ft. 7 in. front by 77 ft. 4 in. in depth, of fireproof construction, erected in 1924 in a business use, B area, Class 2 height district and used since erection as follows: cellar—storage and boiler room, 2 persons; 1st floor—stores, 12 persons; mezzanine—offices, 12 persons; 2nd to 20th floors—showrooms and manufacturing women's wear, 45 persons per floor; penthouse—blouse factory, 7 persons. The building is equipped with approved standpipe and two-source sprinkler systems throughout with central office connection; no monthly fire drills are maintained. There is one 3 ft. 8 in. wide interior fireproof stairs and one fire tower; and

WHEREAS, Certificate of occupancy #20458 issued July 1, 1935 against N.B. 183/24 permits the following: Cellar—storage and boiler room, 2 persons; 1st floor—store, 12

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persons; mezzanine—office, 12 persons; 2nd to 20th floors—showrooms and factory, 70 persons per floor; penthouse—showroom and factory, 40 persons and contains the note that "not more than 25% of floor area of building used for manufacturing"; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

903-51-A

APPLICANT—Samuel Rosenblum, for 150 West 28th St. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—150-154 West 28th street, south side, 125 ft. 5 in. east of 7th avenue, Block 803, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951 for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23rd Street, New York 10, N. Y., in connection with the above captioned premises, as being in compliance with the requirements of Sec. 19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

"You are hereby notified that your request is denied, on the grounds that the above service, as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 18 stories, 207 ft. 10 in. in height, 76 ft. by 98 ft. 9¼ in. in area at street floor, 76 ft. front by 88 ft. 9¼ in. in area at typical floor, of fireproof construction, erected 1926, located in an unrestricted use, B area, class 2 height district, and used and occupied since 1927: cellar—boiler room and storage, 2 persons; 1st floor—stores, 65 persons; 2nd to 18th floors, fur manufacturing, 56 persons each floor; no change in use or occupancy is now proposed. The building is provided with an approved standpipe system, an approved two-source sprinkler system throughout with central office connection, one interior fireproof stairs and fire tower; Certificate of Occupancy No. 12432 was issued April 21, 1927 against N.B. Applic. 227/26 permitting the following use and occupancy: cellar—storage, number of persons not stated; 1st story—stores, 68 persons; 2nd to 18th floors,—factory, 110 persons; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a

service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

904-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-Wales Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-252 West 36th street, south side, 438 ft. 4 in. west of 7th avenue, Block 785, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951, for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23rd Street, New York 10, N. Y., in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

"You are hereby notified that your request is denied, on the grounds that the above service, as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 13 stories, 158 ft. 6½ in. in height, 128 ft. 5 in. front by 98 ft. 9 in. in depth at street level, 88 ft. 9 in. in depth at typical floor level, of fireproof construction, erected in 1921, and located in an unrestricted use, B area, Class 2 height district, and used and occupied since 1922: Cellar—boiler room and storage; 1st floor—stores, 30 persons; mezzanine—offices, 20 persons; 2nd floor—manufacturing novelties, 5 persons; 3rd floor—office, 9 persons; 4th to 13th floors—showroom and manufacturing infants' wear, 42 persons each floor; no change in use or occupancy is now proposed. The building is equipped with an approved two-source sprinkler system throughout with central office connection; there is an approved interior fire alarm system, regular monthly fire drills are not maintained; there is one interior stairs and two fire towers; Certificate of Occupancy #5658, issued December 21, 1922 against NB App. 551-21 permits the following use and occupancy: Cellar—stores, 25 persons; 1st floor—stores, 185 persons; mezzanine—office; 2nd to 13th floors—factory, 168 persons per floor; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

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Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

905-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—12-14 West 27th street, south side, 60 ft. 6¼ in. west of Broadway, Block 828, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28th for this department to accept the proposed service of Central Signal Stations, Inc., 71 West 23rd Street, New York 10, N. Y., in connection with the above captioned premises, as being in compliance with the requirements of Section C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

"You are hereby notified that your request is denied, on the grounds that the above service as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states that the building is 18 stories, 234 ft. in height, 50 ft. front by 98 ft. 9 in. in depth, of fireproof construction, erected in 1912, located in a business use, B area, Class 2 height district and used and occupied since 1912: Cellar—boiler room and storage, 5 persons; 1st floor—stores, 16 persons; 2nd floor—offices, textiles, 12 persons; 3rd floor—manufacturing quilted goods, 12 persons; 4th floor—manufacturing lamp shades, 12 persons; 5th floor—manufacturing plastic novelties, 5 persons; 6th floor—linen showroom, 12 persons; 7th floor—manufacturing curtains, 20 persons; 8th floor—manufacturing curtains, 12 persons; 9th floor—manufacturing neckwear, 15 persons; 10th floor—manufacturing novelties, 12 persons; 11th floor—manufacturing neckwear, 25 persons; 12th floor—manufacturing curtains, 25 persons; 13th floor—manufacturing shirts, 10 persons; 14th floor—manufacturing shirts, 15 persons; 15th floor—manufacturing shirts, 15 persons; 16th floor—manufacturing shirts, 15 persons; 17th floor—manufacturing hair goods, 20 persons; 18th floor—linen sales, 15 persons; no change in use or occupancy is now proposed. The building is equipped with an approved standpipe system and an approved two-source sprinkler system throughout with central office connection; there is one interior stairs and one fire tower; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the

appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

906-51-A

APPLICANT—Samuel Rosenblum, for Kaufman-35th Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—147-151 West 35th street, north side, 208 ft. 4 in. east of 7th avenue, Block 811, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951, for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23rd Street, New York 10, New York, in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

"You are hereby notified that your request is denied, on the grounds that the above service, as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 18 stories, 210 ft. 6 in. in height, 66 ft. 7½ in. front by 100 ft. in depth at street level 89 ft. 5 in. in depth at typical floor level, of fireproof construction, erected 1927, located in a business use, B area, Class 2 height district, and used and occupied since 1927. Cellar: boiler room and storage, 2 persons; 1st floor—stores, 60 persons; mezzanine—offices, 10 persons; 2nd floor—manufacturing dresses, 75 persons; 3rd floor—manufacturing knitwear, 75 persons; 4th floor—manufacturing knitwear, 15 persons; 5th to 18th floor—manufacturing children's wear, 40 persons each floor. No change in use or occupancy is now proposed. The building is equipped with an approved standpipe system, and an approved two-source sprinkler system throughout with central office connection, one interior stairs and one fire tower, both of fireproof construction; and

WHEREAS, Certificate of Occupancy #13347, issued November 29, 1927 against NB App. 10/1927 permits the following use and occupancy: Cellar—boiler room and storage, 2 persons; 1st floor—stores; mezzanine—offices, 70 persons, combined; 2nd to 18th story—showroom and factory, 85 persons, each floor; and contains the limitation that not more than 25% of the floor area of the building is to be used for manufacturing purposes; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of

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two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

907-51-A

APPLICANT—Samuel Rosenblum, for S.I.K. Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—462-468 7th avenue and 209-211 West 35th street, northwest corner, Block 785, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951, for this department to accept the proposed Service by Central Signal Stations, Inc. 71 West 23rd Street, New York 10, N. Y., in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

"You are hereby notified that your request is denied, on the grounds that the above service, as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 23 stories, 267 ft. 6 in. in height, 82 ft. 9 in. front by 100 ft. in depth, of fireproof construction, erected 1924, located in a business use, B area, Class 2 height district, and used and occupied since 1925: Cellar—boiler room and storage, 30 persons; 1st floor—stores, 25 persons; mezzanine—offices, 15 persons; 2nd to 23rd floors, inclusive—offices, showrooms and manufacturing women's wear, 60 persons each floor; no change in use or occupancy is now proposed. The building is equipped with an approved standpipe system and an approved two-source sprinkler system throughout with central office connection; there is an approved interior fire alarm system and regular monthly fire drills are not maintained; there is one interior 3 ft. 8 in. wide fireproof stairs and one fire tower; and

WHEREAS, Certificate of Occupancy, #10332, issued December 3, 1925 against N.B. App. 644/24 permits the following use and occupancy: Cellar—boiler room and storage, 30 persons; 1st floor—stores, 40 persons; mezzanine—offices; 2nd to 16th floor—offices, showrooms and factory, 120 persons each floor; 17 and 18th floors—offices, showrooms and factory, 105 persons each floor; 19 and 20th floors—offices, showrooms and factory, 90 persons each floor; 21 to 23rd stores—offices, showrooms and factory—75 persons each floor; and contains the limitation that not more than 25% of the floor area of the building is to be used for manufacturing purposes; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

908-51-A

APPLICANT—Samuel Rosenblum, for Francis Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-228 West 35th street, south side, 225 ft. west of 7th avenue, Block 784, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951, for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23rd Street, New York 10, N. Y., in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 ft. in height.

You are hereby notified that your request is denied, on the grounds that the above service, as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 17 stories, 270 ft. 5 in. in height, 100 by 98 ft. 9 in. in area at street level, 100 by 88 ft. 9 in. in area at typical floor; of fireproof construction, erected in 1923, in a business use, B area, Class 2 height district; occupied since 1924 as follows: cellar—boiler room, and storage, 15 persons; 1st floor—stores and offices 25 persons; mezzanine—offices, 20 persons; 2nd to 17th floors—offices, showrooms and manufacturing dresses, 40 persons per floor. The building is provided with approved standpipe and approved 2-source sprinkler system throughout with central office connections; and an approved interior fire alarm system; regular monthly fire drills are not maintained. The building is provided with one interior 3 ft. 8 in. wide fireproof stairs and one fire tower; and

WHEREAS, Certificate of Occupancy #7910 issued March 27, 1924, against N.B. App. 216/23 permits the following use: Cellar—boiler room and storage, 15 persons; 1st floor—stores and offices, 25 persons; mezzanine—offices, 20 persons; 2nd to 14th floors—offices, showrooms and factory, 80 persons per floor; 15th and 16th floors—offices, showrooms and factory, 70 persons each floor; 17th floor—offices, showrooms and factory—25 persons; and with the limitation "Not more than 25% of floor area to be used for manufacturing purposes; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

MINUTES

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

909-51-A

APPLICANT—Samuel Rosenblum, for Furcraft Realty Co., Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-246 West 30th street, south side, 200 ft. east of 8th avenue, Block 779, Lot 66, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly . . 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951, for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23rd Street, New York 10, N. Y., in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

"You are hereby notified that your request is denied, on the grounds that the above service, as outlined in the appended memorandum you submit does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 14 stories, 104 ft. 8 in. in height, 75 ft. by 98 ft. 9 in. in area at street level, 75 ft. by 88 ft. 9 in. in area at typical floor, of fireproof construction, erected in 1925, in an unrestricted use B area, Class 2 height district; used and occupied since erection as follows: cellar—boiler room and storage, 2 persons; 1st floor—stores and fur manufacturing, 60 persons; 2nd to 12th floors, inclusive, showrooms and manufacturing furs, 50 persons each floor; 13th and 14th floors, showrooms and fur manufacturing, 40 persons each floor. The building is provided with an approved standpipe system and approved 2-ounce sprinkler system throughout with central connection. There is one 3 ft. 8 in. wide fireproof stairs and one fire tower; and

WHEREAS, Certificate of Occupancy #10480, issued December 31, 1925, against N.B. App. 63/25 permits the following use and occupancy: Cellar—storage, 0 persons stated; 1st floor—stores and factory; 60 persons; 2nd to 12th floors—showrooms and factory, 100 persons per floor; 13th and 14th floors showrooms and factory, 60 persons per floor; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

910-51-A

APPLICANT—Samuel Rosenblum, for 224 West 30th Inc., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—224-232 West 30th street, south side, 306 ft. 8 in. west on 7th avenue, Block 779, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28, 1951 for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23rd Street, New York 10, N. Y. in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

You are hereby notified that your request is denied, on the grounds that the above service, as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 14 stories, 164 ft. 8 $\frac{7}{8}$ in. in height, 117 ft. 1 in. front by 98 ft. 9 in. deep at street level, 117 ft. 1 in. by 88 ft. 9 in. in area at typical floor, of fireproof construction, erected in 1924 in an unrestricted use, B area, Class 2 height district; used and occupied since 1925 as follows: cellar—storage and boiler room, 50 persons; 1st floor—stores, 60 persons; mezzanine—offices, 20 persons; 2nd to 14th floors—fur manufacturing, 100 persons per floor. The building is provided with approved standpipe and two-source sprinkler systems throughout with central office connection, one 3 ft. 8 in. wide fireproof interior stairway and one fire tower; and

WHEREAS, Certificate of Occupancy #9068 issued January 6, 1925, against N.B. 84/24 permits the following occupancy: cellar—storage and boiler room, 50 persons; 1st floor—stores, 90 persons, mezzanine—offices, 35 persons; 2nd to 10th floors—factory—120 persons per floor; 11th to 14th stories—factory, 105 persons per floor; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

911-51-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

MINUTES

PREMISES AFFECTED—105-117 Madison avenue, south-east corner of East 30th street, Block 859, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28th, for this department to accept the proposed service by Central Signal Stations, Inc. 71 W. 23d street, New York 10, N. Y. in connection with the above captioned premises, as being in compliance with the requirements of Section C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

You are hereby notified that your request is denied, on the grounds that the above service as outlined in the appended memorandum you submit does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 20 stories, 273 ft. in height, 123 ft. 6 in. by 100 ft. in depth, of fireproof construction erected in 1912 in a business use, B area, Class 2 height district; used and occupied since 1923: Cellar—boiler room and storage, 2 persons; 1st floor—office and showroom (rugs), 10 persons; 2nd floor—showroom, laces, 15 persons; 4th to 20th floors—showroom, manufacturing ladies' wear, 40 persons per floor. The building is provided with approved standpipe and two-source sprinkler system throughout with central office connection. There are two interior fireproof stairs and one fire tower; and

WHEREAS, Certificate of Occupancy #6576 issued August 3, 1923, against Alt. App. 202/23 permits the following use: 1st story—offices and showrooms, 1 person; 2nd and 3d stores, offices and showrooms, 15 persons; 4th to 20th floors, inclusive, manufacturing, 50 persons per floor; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

912-51-A

APPLICANT—Samuel Rosenblum, for Palace Realty Co., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—231-239 West 29th street, north side, 353 ft. 6 in. west of 7th avenue, Block 779, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28th for this department to accept the proposed service by Central Signal Stations, Inc., 71 W. 23d street, New York 10, N. Y. in connection with the above captioned premises, as being in compliance with the requirements of Section C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

You are hereby notified that your request is denied on the grounds that the above service as outlined in the appended memorandum you submit does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 14 stories, 169 ft. 7½ in. in height, 117 ft. 1 in. front by 98 ft. 9 in. in depth, at street level, 117 ft. 1 in. by 88 ft. 9 in. in area above; of fireproof construction, erected in 1925 in an unrestricted use, B area, Class 2 height district; used and occupied since 1925 as follows: Cellar—storage and boiler room, 15 persons; 1st floor—stores, 100 persons; mezzanine—offices, 30 persons; 2nd to 14th floors—showrooms and fur manufacturing, 70 persons per floor; the building is provided with approved standpipe and interior fire alarm system, and two-source sprinkler systems throughout with central office connection, and one interior 3 ft. 8 in. fireproof stairway; and

WHEREAS, Certificate of Occupancy #10427 issued December 18, 1925, against N.B. 18/25 permits the following: cellar—storage and boiler room, 15 persons; 1st story—stores, 230 persons; 2nd to 12th stories—showrooms and factory—100 persons per floor; 13th and 14th floors—showrooms and factory, 70 persons each floor; penthouse—showrooms and factory, 15 persons; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

913-51-A

APPLICANT—Samuel Rosenblum, for David Kay Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—212-216 West 35th street, south side, 93 ft. 9 in. west of 7th avenue, Block 784, Lots 51 and 53, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1951, reads:

MINUTES.

"This will acknowledge your request under date of November 28, 1951 for this department to accept the proposed service by Central Signal Stations, Inc., 71 West 23rd street, New York 10, N. Y., in connection with the above captioned premises, as being in compliance with the requirements of Sec. C19-164.0 of the Administrative Code of the City of N. Y., relative to keeping an elevator in readiness in buildings over 150 feet in height.

"You are hereby notified that your request is denied on the grounds that the above service, as outlined in the appended memorandum you submit, does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 16 stories, 204 ft. 8 in. in height, 56 ft. 3 in. by 98 ft. 9 in. in area at street level, 56 ft. 3 in. by 88 ft. 9 in. in area above, of fireproof construction, erected in 1923 on a lot located in a business use, B area, Class 2 height district; used and occupied since 1924, as follows: Cellar—storage and boiler room, 10 persons; 1st floor—stores, 30 persons; mezzanine—stores and offices, 20 persons; 2nd to 16th floors—offices, showrooms and manufacturing of dresses, 70 persons per floor. The building is equipped with one 3 ft. 8 in. fireproof interior stairway and there are an approved standpipe and two-source sprinkler system throughout, with central office connection, also an approved interior fire alarm system; no regular monthly fire drills are maintained; and

WHEREAS, Certificate of Occupancy #8083 issued May 15, 1924, permits the following use and occupancy: cellar—storage and boiler room, 10 persons; 1st floor—stores, 30 persons; mezzanine—offices, 20 persons; 2nd to 16th floors, inclusive—offices, showrooms and factory, 70 persons per floor and contains the note—not more than 25% of area of building to be used for manufacturing; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

914-51-A

APPLICANT—Samuel Rosenblum, for 48 Vesey Street Corp., owner.

SUBJECT—Application December 20, 1951—Appeal from a decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—262-268 West 38th street, south side, 135 ft. 4 in. east of 8th avenue, Block 787, Lots 76 to 79, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 6, 1951, reads:

"This will acknowledge your request under date of November 28th for this department to accept the proposed service by Central Signal Stations, Inc., 71 W.

23rd Street, New York 10, N. Y. in connection with the above captioned premises, as being in compliance with the requirements of Section C19-164.0 of the Administrative Code of the City of New York, relative to keeping an elevator in readiness in buildings over 150 feet in height.

You are hereby notified that your request is denied on the grounds that the above service as outlined in the appended memorandum you submit does not contemplate having a man in attendance at the building at all times."

and

WHEREAS, the applicant states the building is 16 stories, 187 ft. 9 in. in height, 66 ft. 8 in. front by 98 ft. 9 in. in depth at street level, 66 ft. 8 in. by 88 ft. 9 in. in area above, of fireproof construction erected in 1923 in an unrestricted use, B area, Class 2 height district; used and occupied since 1924 as follows: Cellar—storage and boiler room, 1 person; 1st floor—stores, 25 persons; mezzanine—offices, 15 persons; 2nd to 16th floors—showrooms, jobbers and manufacturing coats, 50 persons per floor. The building is provided with approved standpipe and a two-source sprinkler systems throughout with central office connection. There is one interior 3 ft. 8 in. wide fireproof stairs and one fire tower; and

WHEREAS, Certificate of Occupancy #8218, issued June 26, 1924, against N.B. 460/23, permits the following use: Cellar—boiler room and storage; 1st floor and mezzanine—stores and offices, 45 persons; 2nd to 16th floors—factory, 95 persons each floor; and

WHEREAS, the applicant now proposes, in lieu of the service proposed to the Fire Commissioner, to provide a service to insure that a competent elevator operator will be available and an elevator in readiness during the hours when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two years *on condition* that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board this day under Cal. No. 630-56-GR.

428-55-A—Vol. II

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn, new appeal on revised proposal will be filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

20-55-A

APPLICANT—Ingram S. Carner, for J. Watts, owner (Richmond Hill Auto Body (Fred Schmid), lessee).

SUBJECT—Application January 18, 1955—Appeal from a decision of the borough superintendent, request to review decision of borough superintendent—re zoning matter.

PREMISES AFFECTED—134-11 and 134-15 Hillside avenue, northwest corner of 135th street, Block 9621, Lot 14, Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

34-55-A

APPLICANT—Raybert Corporation, lessee, for Lesoy Corp., owner.

SUBJECT—Application January 13, 1955—Appeal from an order and a decision of the fire commissioner, re sprinkler systems.

PREMISES AFFECTED—115-117 West 52nd street, north side, 195 ft. west of Avenue of The Americas (6th), Block 1005, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Walter P. Pam.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Con-

nelly* 4

Negative 0

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Build-

ings.

ACTION OF BOARD—Laid over to October 2, 1956, at

2 P. M. for inspection and decision.

56-56-A

APPLICANT—Sidney Daub, for Kohner Realty Corp., owner.

SUBJECT—Application January 16, 1956—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Build-

ings.

ACTION OF BOARD—Laid over to October 23, 1956, at

2 P. M. for inspection and decision.

412-56-A

APPLICANT—Burke, Green and Groh, for Louis and Grace Molinari, owner (Grace Letter Shop, lessee).

SUBJECT—Application June 1, 1956—Appeal from a decision of the borough superintendent, re use of frame building, re stairway, etc.

PREMISES AFFECTED—89-29 162nd street, east side, 283 ft. 2¼ in. south of 89th avenue, Block 9761, Lot 28, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Louis Molinari.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 2, 1956, at

2 P. M. for inspection and decision.

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.

SUBJECT—Application June 7, 1956—Appeal from a decision of the borough superintendent, re omission of fire wall.

PREMISES AFFECTED—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy and H. A. Kesend.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 2, 1956, at

2 P. M. for inspection and further hearing.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the change in occupancy from public garage to manufacturing of mirror and the installation of spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time

extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 8, 1955, on certain conditions; and

WHEREAS, time to obtain a certificate of occupancy was extended on February 21, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1955 as thereafter *amended* by resolutions adopted on February 21, 1956 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and that the work has been completed but additional time is needed to obtain a Certificate of Occupancy, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 3710/53.)

812-41-BZ—Vol. I

APPLICANT—Leonard F. Rothkrug, for Birchwood Service Center, Inc., owner.

MINUTES

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the reconstruction and extension of a gasoline service station.

PREMISES AFFECTED — 1916-1922 Flatbush avenue, southwest corner of Avenue L, Block 7815, Lots 32 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on July 7, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 13, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 7, 1942, as thereafter amended by resolutions adopted through September 13, 1955 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 2605/53.)

205-44-BZ—Vol. III

APPLICANT—James E. Cassidy, for Queens Abbey, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in the local retail use portion of plot located in a residence and local retail use district, the extension to existing undertaking establishment and one family dwelling.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets, Block 10938, Lot 22, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Patrick J. Mulhern.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on January 19, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 1, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 6, 1944 as

thereafter amended by resolutions adopted through February 1, 1955 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and that work will commence shortly, that all permits required shall be obtained and all work completed and a Certificate of Occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 1359/53.)

819-47-BZ—Vol. I

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—118-21 Queens boulevard, northwest corner of 78th Crescent, Block 2270, Lot 41, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on November 18, 1947, on certain conditions; and

WHEREAS, the term of variance was extended on October 17, 1949 and October 9, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 18, 1947, under Volume I, as amended by resolutions adopted through October 9, 1951 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Misc. App. 5949/47)

819-47-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—118-21 Queens boulevard, northwest corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

279-50-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Mantell, owner (William A. Ahlert, lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—161-177 Beach 104th street and 104-02 to 104-10 Ocean promenade, northwest corner, Block 643, Lot 37, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1950, on certain conditions; and

WHEREAS, the term of variance was extended on May 27, 1952 and September 21, 1954; and

WHEREAS, the applicant requested a further extension of the term variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 11, 1950 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, subdivision h for a term of two years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this amended resolution." (Alt. App. 599-50)

922-50-BZ

APPLICANT—I. H. Lanzarone, for Thomas Jerome, owner.

SUBJECT—Applicant for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—183-185 Vermont street, east side, 100 ft. south of Atlantic avenue, Block 3689, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas Jerome.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 13, 1952, on certain conditions; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 13, 1952 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit the continuation of the existing parking use, and other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 3333/49.)

345-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Certified Carent, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7e, 7h and 7f of the zoning resolution, permitting in a residence use district, the reconstruction of accessory building on existing gasoline service station to be used for auto washing, lubricatorium, repairs, accessory sales and office and permitting ten individual metal garages used for storage of motor vehicles and the parking and storage of motor vehicles to remain.

PREMISES AFFECTED—83-91 Macombs place, northwest corner of West 153rd street, Block 2039, Lot 15—formerly part of Lot 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 27, 1951 only so far as it refers to the term of the variance as to the parking and storage of motor vehicles so that as amended this portion of the resolution shall read:

"parking and storage of motor vehicles may be permitted under Section 7, subdivision h for a term of five years from the date of this amended resolution, that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work in connection with the parking shall be completed within three months from the date of this amended resolution." (N.B. App. 31/51.)

790-53-BZ

APPLICANT—Raphael, Searles, Levine and Vischi, for Richard Griffin, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the reconstruction

MINUTES

and extension in use area of an existing gasoline service station, to include gasoline and oil selling station, lubricatorium, car wash, motor vehicle repairs, storage and sales of accessories, store and office and permitting the parking and storage of more than five motor vehicles on unbuilt portion on plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

APPEARANCES—

For Applicant: Oswald Vischi and Richard Griffin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 9, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 18, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1954, as thereafter *amended* by resolution adopted October 18, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that certain construction work has been commenced and foundations largely completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1158/53.)

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f, 7i and 21 of the zoning resolution, permitting in a business use C area district, the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham N. Horwitz and Thomas C. Iervolino.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 25, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 25, 1955 only as to the time within which to obtain permits and com-

plete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1194/54.)

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner. (Hermany Farms, Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 64 and 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 12, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 25, 1955; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 12, 1955, as thereafter *amended* by resolutions adopted through October 25, 1955, as to the parking area by adding thereto:

"that for a term of one year a portion of the premises may be reduced by a strip to be used as a vegetable garden as indicated on revised plans marked "Received August 13, 1956", one sheet, and to permit such garden to be maintained with the present fence;"

and to extend the time to complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 798/54.)

899-54-BZ

APPLICANT—Leonard F. Rothkrug, for Thames Trading Company, Inc., owner (Joseph Faraldo, lessee).

SUBJECT—Application for consideration—reopening as to amendment for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the use of said premises as a junk yard.

PREMISES AFFECTED—239-251 Skillman avenue, north side, 150 ft. west of Kingsland avenue, Block 2884, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 11, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 22, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain permits and a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 11, 1955, as thereafter amended by resolutions adopted on May 22, 1956 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed, that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this amended resolution." (Alt. App. 1034/54)

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application for consideration—reopening to consider tenant for 2nd floor occupancy—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a business and residence use district, the proposed change in use from public garage for more than five cars to storage of metal furniture on 1st floor and manufacturing and storage of lamps on the 2nd floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure; new decision of the borough superintendent as to the proposed second floor occupancy to be filed by applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

236-32-BZ

APPLICANT—Herman Kron, for Paramount Filling Station, Inc., owner.

SUBJECT—Application for consideration—reopening as to restore to docket—re Application (decision of the borough superintendent); previously dismissed, under section 7c of the zoning resolution, to permit in an unrestricted and business use district, B area district, the proposal to change use of 2nd floor of building from garage to garage and motor vehicle repair shop; previously granted on condition—re garage for more than five motor vehicles.

PREMISES AFFECTED—143-151 East 24th street, north side, 116 ft. east of Lexington avenue, Block 880, Lots 32 and 34, Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and restored to docket.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

574-39-BZ—Vol. II

APPLICANT—John A. Dwyer, or William A. Wiedt, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7b of the zoning resolution, permitting partly in a residence and partly in a business use district, for a term of years, the conversion of occupancy of 1st story of an existing building to factory use.

PREMISES AFFECTED—5911 67th avenue, north side, 93 ft. east of Forest avenue, Block 3502, Lot 45, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: John A. Dwyer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider new use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

847-53-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider change of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 21 and 19A(a) of the zoning resolution, permitting in an unrestricted use, C area district, the erection and maintenance of an extension to be used as a storage garage for more than five motor vehicles and repair shop, and to continue the use of ice and beverage storage, using more than the area permitted and without the required loading berth.

PREMISES AFFECTED—426-440 89th street, south side, 106 ft. 11¼ in. west of 5th avenue, Block 6066, Lots 19, 21, 22, 23 and 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

427-49-BZ—Vol. II

APPLICANT—Arnold W. Lederer, for Joseph Moldau, owner (Weiss Bros., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from electrically operated water pumping station to the manufacturing of soft drink beverages and storage.

PREMISES AFFECTED—363-365 Dahill road, east side, 240 ft. north of Cortelyou road, Block 5369, Lot 62, Borough of Brooklyn.

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University of Illinois Library
Sept. 1956
Urbana, Ill.

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APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Application reopened as Vol. II
subject to the regular procedure to consider a new pro-
posal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

177-56-BZ

APPLICANT—Siegel and Green, for Michael and Mario
Reali, owners.

SUBJECT—Application February 20, 1956—(decision of
the borough superintendent) under section 21 of the zon-
ing resolution, to permit in a business use district the

erection of an extension to a factory using more than the
area permitted.

PREMISES AFFECTED—106-24 157th street, west side,
138.35 ft. south of South road, Block 10124, Lots 11, 13
and 15, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Harold Horwitz.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

Adjourned: 4:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

WARNING

Notice is hereby given to all appellants and applicants,
and to all lawyers, architects and engineers representing
owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by rep-
resentative at the hearing of their case, dismissal for lack
of prosecution is likely to result.

Second, That due and ample notice of the date set for
hearing is provided in the publication of this BULLETIN of
the calendars of the Board, each case being set down by
Calendar Number and the premises under the date of the
hearing.

Third, That no plea of ignorance of the date of the
hearing can be entertained in view of this publication and
of the posting of the calendars on the bulletin board in the
offices of the Board and of the further publication of the
calendars in the daily press.

Fourth, That no one is entitled to written notice of the
date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all
cases promptly; therefore, no appeal or application will
be held in abeyance by reason of failure of the appellant
or applicant to file necessary data, or by any other method
of delay.

Sixth, That no appeal or application will be accepted for
filing unless, at the time of filing, all papers, plans and data
required by law are supplied, as specified on the blank
appeal or application forms.

Applicants, under the building zone resolution, are en-
titled to one copy of Form 7NO.

If they desire additional copies, for their own conve-
nience in notifying property owners, they may obtain such
copies at the office of the Board of Standards and Appeals,
Room 1014, Municipal Building, Manhattan, at five cents
each—postage to be added if the forms are forwarded by
mail.

BULLETIN NOV 2 1956

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 41

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitchall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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CALENDAR

DOCKET

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636-56-BZ—B.Q.—145-31 14th avenue, northeast corner of 145th place, Block 4463, Lot 20 and 145-15 14th avenue, northwest corner of 145th place, Block 4463, Lot 19, White-stone, Borough of Queens, N.B. 1597-54 and N.B. 1589-54—re use of premises as two family residence in G-1 area, residence use district.

637-56-SM—Hutton SCR Brick, Type SM, manufactured by The Hutton Co., Material.

638-56-SA—Bakers Pride Gas-fired Oven, Models F, D and G-805, manufactured by Bakers Pride Oven Co., Inc., Appliance.

639-56-SA—Bakers Pride Glo-Brick Broiler, Model GBM-T-1, 2 and 3 and SGB-1 thru SBG-9, manufactured by Bakers Pride Oven Co., Inc., Appliance.

640-56-SA—Erie Electric Gasoline Dispensing Pump, Model 158 and 258 and Erie Remote Control Gasoline Dispensers, Models 155 and 255, manufactured by Erie Meter Systems, Inc., Appliance.

641-56-SA—Coleman Flame Photometer Gas-Fired, Model 21, manufactured by Coleman Instruments, Inc., Appliance.

642-56-SM—Protectoseal Storage Cabinet (for storage of flammable liquids), Model 5545, manufactured by Protectoseal Co., Material.

643-56-SM—Lamson and Sessions Co. High Tensile Structural Bolts and Suitable Nuts and Washers, manufactured by Lamson and Sessions, Inc., Material.

644-56-SA—Winkler Sectional Gas-fired Forced Air Furnaces, Models WBG-90, 120 and 150, WCG-90, 120 and 150, and WVG-90, 120 and 150, manufactured by Stewart-Warner Corp., U. S. Machine Division, Appliance.

645-56-SA—Winkler Air Conditioning Equipment, Remote Type, Models RC-A-A-2, RC-W-A-2, RC-A-A-3, RC-W-A-3, RC-A-A-5, RC-W-A-5, EC-UD-1-A-2, 3, EC-H-1-A, 2, 3, EC-U-D-2-A-5, EC-H-A-A-5, S-A, 2, 3, S-A-5, B-UBH-L-A and B-UDH-2-A, manufactured by Stewart-Warner Corp., U. S. Machine Division, Appliance.

646-56-SA—Weil-McLain Gas Boilers, Type J, J-6 through J-41, 36 sizes, manufactured by Weil-McLain Co., Appliance.

647-56-SM—Barrett Roof Insulation Board for thermal insulation, manufactured by Barrett Division of Allied Chemical and Dye Corp., Material.

648-56-A—B.M.—337 East 41st street, north side, 82 ft. west of Tudor City place, Block 1334, Lot 16, Borough of Manhattan, Alt. 1248-56—re Multiple Dwelling—extension as shown exceeds 25% of floor area.

649-56-BZ—B.Bx.—911 Sackett avenue, north side, 94 ft. east of Bronxdale avenue, Block 4058, Lots 25 and 26, Borough of The Bronx, N.B. 1761-56—re non storage garage—residence and unrestricted use district.

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114-49-A—Vol. II—B.B.—30 Lafayette avenue, south side, from Ashland place to St. Felix street, Block 2111, Lot 15, 2nd floor, Borough of Brooklyn, Alt. 2137-56—re construction.

726-54-SM—Chicago Faucet Vacuum Breakers, Models 893 ($\frac{3}{8}$ ") and 892 ($\frac{1}{2}$ "); (reopened for report as to additional model), manufactured by The Chicago Faucet Company, Material.

29-52-SA—Modine Gas-fired Unit Heaters (space heaters), Models 65, 85, 105, 135 and 165 (reopened for report as to additional models), manufactured by Modine Manufacturing Company, Appliance.

704-44-SA—Rayfield Oil Burner, Models Jr. and D-4 (reopened for test and report as to additional models), manufactured by Rayfield Staffco Burner Co., Inc., Appliance.

511-53-SM—Busatti Plaster (reopened for report as to additional trade name for marketing), manufactured by Busatti Corporation of America, Material.

706-45-SM—Vol. II—Flexicore 8" x 16" Precast Monolithic Concrete Roof and Floor Slabs, manufactured by Flexicore Manufacturers Association, Material.

458-38-BZ—Vol. III—B.Bx.—1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner, Block 3881, Lots 11, 20 and 21, Borough of The Bronx, Amendment to Alt. 81-54—re curb cut.

729-50-BZ—Vol. II—B.Q.—14-02 to 14-14 36th avenue and 36-02 to 36-10 21st street, southwest corner and 36-01 to 36-09 14th street, Block 349, Lot 16, Long Island City, Borough of Queens, Alt. 1258-56—re extension of gasoline service station, auto washing, parking and storage for more than 5 motor vehicles, etc.—business use district.

361-37-BZ—Vol. III—B.Q.—91-11 Roosevelt avenue, northeast corner of 91st street, Block 1479, Lot 38, Jackson Heights, Borough of Queens, N.B. 1375-56—re gasoline service station, minor auto repairs with hand tools, ground signs; business entrances and show windows within 75 ft. of an abutting residence use district—business use district.

418-46-BZ—Vol. II—B.Q.—137-32 Centerville street, northwest corner of 149th avenue, Block 11534, Lot 36, Ozone Park, Borough of Queens, Alt. 1401-56—re building extension and increase of existing gasoline service station, etc. to include motor vehicle repair shop (hand tools only)—residence use district.

925-50-BZ—Vol. III—B.Bx.—204-238 West 234th street, south side, from Broadway to Kingsbridge avenue, 5695

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623-53-BZ—Vol. II—B.Q.—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens, N.B. 2866-54—reopened to consider extension of time to complete—re erection and maintenance of a business structure (stores); parking of patrons' and employees' vehicles, etc.

919-50-BZ—B.Q.—69-02 to 69-20 Northern boulevard and 33-01 to 33-09 69th street, southeast corner and 33-02 to 33-10 70th street, Block 1242, Lot 1, Jackson Heights, Borough of Queens, N.B. 7395-50—reopened for consideration as to extension of term of variance—re reconstruction of gasoline service station, lubritorium, etc.; ground signs; curb cuts.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	June 5, 1956—Vol. 41, No. 23
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 9, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 9, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubritorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

674-54-A

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

51-56-BZ

APPLICANT—Kenneth W. Milnes, for Salvatore Spiritoso, owner.

CALENDAR

SUBJECT—Application January 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, car wash, lubritorium, minor motor vehicle repairs.

PREMISES—1840 Richmond terrace, southwest corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond.

Laid over from September 11, 1956 to October 9, 1956, to permit the applicant to send out notices and file proof of service in accordance with the requirements.

315-56-BZ

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use g area district the erection of a one family dwelling with less than the required setback from the line of Hanford street as shown on the city map.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

Laid over from September 11, 1956 to October 9, 1956, for inspection and decision; hearing closed.

316-56-A

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—Appeal from a decision of the borough superintendent—use of cellar for living quarters.

PREMISES—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from September 25, 1956 to October 9, 1956, for determination of present status of roadway and bridge; hearing previously closed.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

CALENDAR

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

408-55-BZ

APPLICANT—Gilda DeGiuseppe, owner.

SUBJECT—Application May 19, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the erection of a 2 story factory building of class 3 construction, using more than the area permitted.

PREMISES AFFECTED—1368-1370 39th street, south side, 120 ft. west of 14th avenue, Block 5298, Lot 34, Borough of Brooklyn.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Maniario, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the

zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 9, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

547-56-SA

APPLICANT—A to Z Equipment Corporation, owner.

SUBJECT—Application July 17, 1956—AZCO Propane Burning Drying Heater, Models 150-A (to supply temporary heating for construction work).

334-56-SM

APPLICANT—Athol Manufacturing Company, owner.

SUBJECT—Application April 27, 1956—Terson 4212, FRS-MRS (for folding doors in places of public assembly).

151-56-SM

APPLICANT—Universal Valve Company, Inc., owner.

SUBJECT—Application February 8, 1956—Univalv New York City Fill Box for Gasoline, Sizes 2" and 3".

570-55-SA

APPLICANT—Ohio Chemical & Surgical Equipment Company, owner.

SUBJECT—Application June 22, 1955—Ohio Chemical and Surgical Equipment Company, Inc., Oxygen Tent, Model 25.

585-51-SA

APPLICANT—Clifford H. Smith, agent, for The Whitlock Manufacturing Company, owner-manufacturer.

SUBJECT—Application August 10, 1951—Whitlock Fuel Oil Heaters, Types R, V, V-1 and V-1-W.

542-55-SA

APPLICANT—Henry Waterman & Brother, Corp., owner.

SUBJECT—Application reopened May 29, 1956—re amendment to resolution as to additional models of gas ranges—re Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6; previously approved.

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened May 1, 1956—re amendment to resolution as to additional models—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace, Models UH40, UH60, UHB60, UHB80, UHB100, FU40A, FU60A, FUB40A, FUB60A, FUB80A and FUB100A; previously approved.

1005-54-SA

APPLICANT—Linde Air Products Company, Div. of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.

SUBJECT—Application June 7, 1956—re Appeal from a decision of the borough superintendent—omission of fire wall.

CALENDAR

PREMISES AFFECTED—12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.

SUBJECT—Application February 4, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

648-53-A

APPLICANT—Noah N. Sherman, for Therese D. Brown-ing Trust, owner, William C. trustee (Charles Wilson, Inc., lessee).

SUBJECT—Application August 13, 1953—re Appeal from a decision re an order of the fire commissioner—manu-facture of inflammable or combustible mixture.

PREMISES AFFECTED—109 West 17th street, north side, 125 ft. west of Avenue of the Americas (6th), Block 793, Lot 30, Borough of Manhattan.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

960-55-A

APPLICANT—Joseph Mitchell, for General Time Cor-poration, owner.

SUBJECT—Application December 1, 1955—re Appeal from a decision of the fire commissioner—smoking in factory.

PREMISES AFFECTED—107-109 Lafayette street and 98 Walker street, northeast corner, Block 197, Lot 30 Borough of Manhattan.

152-44-A—Vol. II

APPLICANT—William R. Tolliver, trustee, for Queens Lodge 1001 Elks, owner.

SUBJECT—Application reopened May 22, 1956 as Vol. II—re Appeal from a decision of the borough superintend-ent—public occupancy in a frame building.

PREMISES AFFECTED—112-22 New York boulevard, west side, 130 ft. north of 112th road (Meyer avenue), Block 12183, Lot 35, Jamaica, Borough of Queens.

642-51-A—Vol. II

APPLICANT—M. Martin Elkind, for DeKalb Realty Corp., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re Appeal from a decision of the borough super-intendent—egress and live load.

PREMISES AFFECTED—1064-1066 DeKalb avenue, south side, 200 ft. west of Reid avenue and 563-567 Kos-ciusko street, Block 1603, Lot 27, Borough of Brooklyn.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.

SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.

PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Bor-ough of Brooklyn.

HARRIS H. MURDOCK, Chairman.

OCTOBER 16, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, October 16, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erec-tion and maintenance of a gasoline service station, acces-sory car washing, and the parking of cars awaiting service.

PREMISES—1102-1110 Metcalfe avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

Laid over from September 11, 1956, to October 16, 1956, for inspection and decision; hearing closed.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspec-tion and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary; then to October 16, 1956 for further inspection and decision.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 18, 1956, at the request of an objector; no further request for adjournment; then to October 16, 1956, for inspection and decision; hearing closed.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

CALENDAR

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach Boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okoshken and Louis Levine, owners. (William Crystal, lessee).

SUBJECT—Application May 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

PREMISES—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

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682-54-A

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—Appeal from a decision of the borough superintendent—re frame structure with fire limits—business use; exits.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date; then to October 16, 1956, for applicant to revise his plans to include space which has been acquired from the city and file a revised decision from the Department of Buildings.

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

Laid over from September 25, 1956 to October 16, 1956, for applicant to file revised plans and for decision by the board; hearing closed.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

Laid over from September 18, 1956 to September 25, 1956, at the request of applicant; notices mailed did not provide the required time; applicant to send out further notice to affected property owners by regular mail; then to October 16, 1956, for inspection if necessary and decision; hearing closed.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Esposito, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of oBston road, Block 4613, Lot 54, Borough of The Bronx.

Laid over from September 18, 1956 to October 2, 1956, to file a decision of the borough superintendent; then to October 16, 1956, for applicant to file a new decision of the borough superintendent.

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application reopened July 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lot 24, Borough of The Bronx.

765-49-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Clarence R. Knickman, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the proposed extension of park-

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ing and storage, outdoor display, sales of motor vehicles, Certificate of Occupancy does not include garage for 3 cars or office building.

PREMISES AFFECTED—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens.

194-56-A

APPLICANT—Burke, Green and Groh, for Clarence R. Knickman, owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re use of frame building—business use.

PREMISES AFFECTED—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens.

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars.

PREMISES AFFECTED—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

346-55-BZ

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—re (decision of the borough superintendent) under sections 7c and 7a of the zoning resolution, to permit in a business use district, proposed extension of building and openings between adjacent parts of buildings; new extension to be used for machine shop and welding and storage of acetylene and oxygen bottles; new storage space to be used for the parking of 3 trucks.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

347-55-A

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning

resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office, boiler room, meat processing and including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

1015-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Daniel and Mildred Gallo, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing non-storage garage for more than 5 motor vehicles and gasoline service station, lubricatorium, minor auto repairs and car washing, to include brake work, wheel alignment, storage room, office, sales, parking and storage of motor vehicles, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—81-01 to 81-15 (81-11 official) 41st avenue and 40-47 to 40-53 81st street, northeast corner, Block 1492, Lots 35 and 37, Elmhurst, Borough of Queens.

93-56-BZ

APPLICANT—Charles M. Spindler, for Saul and Herman Shapiro, owners.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed reconstruction of present gasoline service station and use of premises for gasoline service, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service; proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—4002-4014 Avenue U and 2001-2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubri-

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torium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.
PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

579-56-BZ

APPLICANT—John F. Fitzsimons, for Sol Cafe Manufacturing Corp., owner.
SUBJECT—Application August 31, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, B area, ½ height district, the erection of a 4 story building including tower (which includes 6 platforms), which exceeds the height limit.
PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

580-56-A

APPLICANT—John F. Fitzsimons, for Sol Cafe Manufacturing Corp., owner.
SUBJECT—Application August 31, 1956—Appeal from a decision of the borough superintendent—re egress, vertical openings, etc.
PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.
SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.
PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 16, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.
SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.
PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.
SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.
PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

927-55-A

APPLICANT—Samuel S. Arlen, for Royal Paper Corp., owner.
SUBJECT—Application November 14, 1955—Appeal from a decision of the borough superintendent—re stairways.
PREMISES AFFECTED—210-216 11th avenue and 564-568 West 25th street, southeast corner, Block 696, Lot 65, Borough of Manhattan.

27-56-A

APPLICANT—Herman E. Horwood, for 730 Fifth Ave., Corp., owner.
SUBJECT—Application January 10, 1956—re Appeal from a decision of the borough superintendent—stairways.
PREMISES AFFECTED—728-734 5th avenue and 2-4 West 57th street, southwest corner and 3-9 West 56th street, sub-cellar, Block 1272, Lot 39, Borough of Manhattan.

676-44-A—Vol. IV

APPLICANT—Charles Kandall, for Congregation Anshei Zedek of Bensonhurst, owner.
SUBJECT—Application reopened January 17, 1956 as Vol. IV—Appeal from a decision of the borough superintendent—re construction.
PREMISES AFFECTED—6720 19th avenue, northwest corner of 68th street, Block 5569, Lot 45, Borough of Brooklyn.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.
SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

153-54-A—Vol. II

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.
SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re increase in the number of persons on 2nd floor.
PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

668-55-A

APPLICANT—Hurley and Hughes, for Chase Manhattan Bank, owner.
SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan.

652-56-A

APPLICANT—Maurice Courland, for The Jewish Agency, Inc., owner.
SUBJECT—Application October 1, 1956—Appeal from a decision of the borough superintendent—re construction.
PREMISES AFFECTED—14-18 East 66th street, south side, 122 ft. west of Madison avenue, Block 1380, Lots 61, 62 and 63, Borough of Manhattan.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.
SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.
PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning October 23, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

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SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6885; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 25, 1956, at the request of an objectant; no further request for adjournment; then laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Bram, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

Laid over from September 11, 1956 to October 2, 1956, for further consideration, and for applicant to furnish additional information as to upland property and marginal street; then to October 23, 1956, for inspection and decision; hearing closed.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary; then to October 2, 1956, at the

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request of the applicant to file further revised plans and other information requested by the Board at the meeting of July 24, 1956; hearing previously closed; then to October 23, 1956, for inspection and decision.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision.

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use of an existing dwelling to offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building—offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of the Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zoning Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zoning Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the

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zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—re (decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.

PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

SUBJECT—Application July 19, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

115-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Iovine, owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from office, storage of roofer's materials and equipment, office, lunch room, automobile wrecking yard, parking and storage of more than 5 cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas.

PREMISES AFFECTED—5283-5291 Kings Highway, east side, 60 ft. 9¾ in. north of Preston court, Block 7949, Lots 20 and 23, Borough of Brooklyn.

256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Costango Ramieri, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia place, east side, 248 ft. north of State street and 26-28 Willow street, Block 259, Lot 15, Borough of Brooklyn.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

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PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

1008-55-BZ

APPLICANT—Thomas R. Sullivan, for Milton Jaeger, owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h of the zoning resolution, to permit in a retail and local retail use district the proposed erection and maintenance of a gasoline service station, car washing, lubricatorium, sale of accessories, minor motor vehicle repairs with hand tools only, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1252 Forest avenue and 444 Jewett avenue, southwest corner, Block 388, Lot 54, West Brighton, Borough of Richmond.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammareo, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises for bachelor apartments to photographers' studios, to occupy more than 65% of the lot in the B area portion and more than 55% of the lot in the D area portion.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

464-56-BZ

APPLICANT—Ivan E. Zukovskyj, for Mychailo Drebycz, owner.

SUBJECT—Application July 2, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of a 2 family dwelling which encroaches upon the required 10 foot setback.

PREMISES AFFECTED—1880 Hutchinson River parkway, east side, 25 ft. south of Morris Park avenue, Block 4190, Lots 14 and 15, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 23, 1956, at 2 o'clock in Room

1013, Municipal Building, Manhattan, on the following matter:

56-56-A

APPLICANT—Sidney Daub, for Kohner Realty Corp., owner.

SUBJECT—Application January 16, 1956—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 30, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, at the request of an objector; no further request for adjournment; then to October 30, 1956, for inspection and decision; hearing closed.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

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Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. and H. H. Karsten, owner.

SUBJECT—Application reopened February 7, 1956—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; and for applicant to file revised plans covering the two proposed occupancies. Hearing closed.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry owners.

SUBJECT—Application June 29, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

522-56-BZ

APPLICANT—Simeon Heller, and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue and 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to

pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h, and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubricatorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, Block 6236, Lot 23, Borough of Brooklyn.

498-55-BZ

APPLICANT—Reliable Home, Inc., Harry, Simon and Leiser Noveck, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the maintenance of a 2 family residence and garage of class 4 construction, with chimney encroaching upon the required setback.

PREMISES AFFECTED—47-47 158th street, northeast corner of Oak avenue, Block 5488, Lot 8, Flushing, Borough of Queens.

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morganroth, Samuel Diekstein and Meyer Greif, d/b/a Tremont Associates, owner.

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SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 14, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 14, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans; then to November 14, 1956, at the request of the applicant's representative to submit revised plans; hearing previously closed.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 2, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 11, 1956 and the special meeting of the Board held on Friday morning, September 14, 1956, were approved as printed in the Bulletin of September 18, 1956, Vol. 41, No. 38.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Kosofsky.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 16 1956, for applicant to file a new decision of the borough superintendent.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Joseph S. Ammirati.

For Opposition: Edward Hoffman for Dept. of Parks, Robert Gillen, Helen Reilly, F. W. Reilly, Mary Burke, Theresa Andersen, Mory Totino, R. J. Matier and James B. Buton.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, for inspection and decision; hearing closed.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. and H. H. Karsten, owners.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district, the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthe.

For Opposition: James A. Egelsen, Gertrude Hammer, Helen Marrone, Margaret Muccio, Catherine Netti and Margaret Egelsen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, for inspection and decision; and for applicant to file revised plans covering the two proposed occupancies; hearing closed.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h, 21 of the zoning resolution, to permit in a business use district, the extension of the mezzanine and increase of building use to include two 550 gallon gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Marty N. Lipschutz.

For Opposition: Myron Krieger, Maxwell H. Schneider, Rosetta Rawson, Jack Orlikoff, Grace Greenberg, Regina R. Mooney, Gerald S. Westreich and Mrs. Rose Fishman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, for inspection and decision; hearing closed.

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman, Joseph B. Lynch and Jacob I. Isaacs.

For Opposition: P. Werner Brand, C. Henry Smith, Gabriel Des Champs, Peter Tamburello, Dora Worbel, Helen Liberto, Anna Vosselman, Alexius Landgraf, Ida Landgraf, Edward Kienzle, W. Canning, John Croce, Michael Stango, Bernard McCabe, Noreen Maoly, Mary Johnson, Florence Gillman, Elaine Hordt, Else Hilz, Emma Fahner, Frances Klun, Mary Nakerst, Mary A. Eustace R. Schiavoni, Madeline Des Champs and Florence Vetter.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

MINUTES

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman, Joseph B. Lynch and Jacob I. Isaacs.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeades, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue and 83-52 to 83-60 Little Neck parkway, northwest corner and 83-51 to 83-59 253rd street, Block 8596, Lot 33, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application taken off the calendar and referred to the engineer for the setting of a new date inasmuch as proof of service has not been filed and property owners within the affected area have not been notified.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—(decision of the borough superintendent) under sections 7c, 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot which is located in a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street, 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Pearl Kosmark, P. Adams and Olga La Rue.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed.

959-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of East 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks and Philip Davis.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority and H. Ragovin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubricatorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

APPEARANCES—

For Applicant:—Alfred A. Lama.

For Opposition:—Jack Stillman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing previously closed.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in use of an existing dwelling to offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and H. M. Felkman.

For Opposition: Victor J. Ambrose, Dorothy Piliero, Lucy Tristani, Frances Metterle, Louise Levis, Anne Wanne-macher, Michele Trabucco, Lillian Odeninn, Matthew Weiss, Charles F. Briegel, Josephine B. Smith, Cecilia Stuchlik, Anna Kuhsel, Jean Monasseri, Anna Gallogly, Ralph A. Capo, Eva Fugosich, Rocco Morelli, Louise Koch, E. Scheele, Clementine Foursans and John Holl.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

MINUTES

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building-offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and H. M. Felkman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—(decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district, a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zone Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zone Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: Eugene A. Walsh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family dwelling.

PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: Seneca Furman.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Opposition: David Schneider.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, for inspection and decision; hearing closed.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—(decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district, the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.

PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher, Robert Stanton and Emil Theodore

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

MINUTES

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry, owners.

SUBJECT—Application June 29, 1956—(decision of the borough superintendent), under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard, and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Philip B. Perlbiner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, for inspection and decision; hearing closed.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

APPEARANCES—

For Applicant: William J. Calise.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

522-56-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue, 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Mildred Fauvell, Marie Ciotti, Rose Scala, Andrew J. Reeves, J. A. Mennella, Rev. Adam Kloepfel, Joseph Derdeinghen, Carol Slifer, Eda Weidner, Joseph Scala, Juliana Preiss, Alfrieda Gyss, Henry Heinbockel, Grace M. Mennella, Mary Geyfarth, Gustav L. Rehme, Jean Kock, Edna Derdeinghen, Ruth O'Dwyer, Patricia Wunsch, Ann Nesbitt, Clara James, Florence Turiano, Martha Wagner, L. Hinrichsen, A. Martin, B. Hegener, Anna M. Walther, Margaret Schrof, Hattie Rogers and George Scafer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, for inspection and decision; hearing closed.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

SUBJECT—Application July 19, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: William J. Calise.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, for inspection and decision; hearing closed.

204-52-BZ

APPLICANT—Henry George Green, for R. and G. Construction Co., Inc., owner (Greer Hydraulics, Inc., lessee).

SUBJECT—Application March 17, 1952—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles for employees of Greer Hydraulics, Inc. (no fee to be charged).

PREMISES AFFECTED—469-471 18th street, north side, 300 ft. east of 8th avenue, Block 876, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin A. Volaski.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

4
0

558-52-BZ

APPLICANT—Simon Z. Zelnik, for Government of Israel, owner.

SUBJECT—Application July 22, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use of residence building for offices of U.N. Delegation and Consul General of the State of Israel.

PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving J. Hirshman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF THE BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

4
0

218-53-A

APPLICANT—Simon B. Zelnik, for Government of Israel, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent—re egress.

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PREMISES AFFECTED—11 East 70th street, north side, 123 ft. west of Madison avenue, Block 1385, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving J. Hirshman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative 0

543-27-BZ

APPLICANT—Henry L. Bayles, for 169 Holding Corp., owner.

SUBJECT—Application reopened September 11, 1956 for consideration as to amendment—restoration to garage—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—169-181 Empire boulevard, north side, 160 ft. east of Bedford avenue, Block 1307, Lots 80-84, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry L. Bayles and Samuel L. Ettlinger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on November 15, 1927 this application was granted by the Board on certain conditions, under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution, to permit the restoration of the use of said premises as a garage for the parking and storage of more than five cars; and

WHEREAS, this application was reopened on September 11, 1956 and set for hearing on October 2, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated August 30, 1956 acting on Alt. Applic. 2493-56, reads:

"1. Records indicate existing legal use to be 'Factory' (C.O.109617). Proposed change of occupancy to garage for more than 5 motor vehicles, in a Business Use Zone is contrary to Art. II Sec. 4(a) Subdiv. 15 of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 15, 1927 by adding thereto:

"that in the event this building has been occupied by permission of the Department of Buildings for other uses and it is now desired that the former use as a public garage be restored for use by the Department of Traffic, that such former garage use may be permitted; that the Board hereby reaffirms the decision previously adopted by resolution dated November 15, 1927 on condition that the building shall not be increased in height

or area and shall comply in all other respects with all laws and rules applicable thereto; that such fire fighting equipment shall be maintained as the Fire Commissioner shall require; that all permits shall be obtained for such garage use and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution."

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a retail and residence use district, a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 19, 1956 subject to regular procedure, to consider extension of area; and

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to October 2, 1956, for applicant to file a revised plan showing increased planting area on the proposed extension; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and residence use, D and E-1 area, class ½ height districts; 191st street is in retail and residence use, D and G-1 area, class ½ height districts; 190th street is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1956 acting on Alt. Applic. 2517-55, reads:

"1. The extension in area of an existing accessory building of a gasoline service station previously granted by the Bd of S&A under Cal. #224-38-BZ Volumes 1, 2 for use as a gasoline station, lubritorium and auto laundry; the increase in metes and bounds or extension in area of the plot and the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles awaiting service partly in a Retail Use District and partly in a Residence Use District is contrary to Sections 4A and 3 of the Zoning Resolution.

Note: The northerly portion of the proposed plot covered by this application on which it is proposed to extend the area of the gasoline service station was subject to an application before the Bd of S&A under Cal #611-51-BZ."

and

WHEREAS, the applicant states that present zoning shows that Francis Lewis Boulevard is zoned for retail use for a depth of 100 ft. parallel to same, with the balance of the block to Jordan street zoned for residence use; that the effective date for the retail and residence use was May 16, 1950 in accordance with CP 9874; that the entire block

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between 32nd road and 33rd avenue, Francis Lewis boulevard to Jordan street is zoned for retail use for a depth of 100 ft. parallel to same, with the balance of the block in residence use, while the property fronting on Francis Lewis boulevard north of 32nd avenue and south of 33rd avenue is zoned for local retail use for a depth of 100 ft.; that the class 1 height zone was changed to $\frac{1}{2}$ height in accordance with CP 11010, effective October 29, 1954; that this zoning covers the entire block; that the class D area zoning was changed to class D along Francis Lewis boulevard for a depth of 100 ft., with the balance of the block changed to E-1; that the area change was effective on March 25, 1954 in accordance with CP 10574; that therefore the plot is now zoned for retail and residence use, class $\frac{1}{2}$ height and D and E-1 area; and

WHEREAS, the applicant states that existing conditions show that the northeasterly corner of 33rd avenue and Francis Lewis boulevard is now being operated as a gas station under Cal. No. 224-38-BZ, Vols. I and II, for a term of ten years; that the variance expires on December 15, 1960 and the use is covered by certificate of occupancy No. Q-72101; that the plot to the north of the gas station, which is the parcel on which it is proposed to make the extension in area, is presently being used as a licensed parking lot in the retail portion; that the retail portion of the plot is fenced with a 6 ft. high chain link fence; that the residence portion of the lot is vacant; that the automobile showroom with its conjunctive uses has not been erected; that this use was permitted by the Board under Cal. No. 611-51-BZ; and

WHEREAS, the applicant states that proposed conditions include the relocating of the 6 ft. high woven wire fence now enclosing the parking lot to the rear and side lot lines of the plot under consideration; that new curb cuts will be constructed and sidewalks repaired; that the accessory building will be enlarged and will be finished with face brick to match the present; that additional dispensing pumps, set back a minimum distance of 15 ft. from the lot line, will be installed and also the present parkway type pumps will be removed and new pumps installed; that all pumps will be of the low approved type; that one additional brand sign will be erected near the northerly lot line and the existing brand sign will be relocated to the northerly line where same intersects 33rd avenue; that planted areas will be provided and the yard area paved with asphaltic concrete and bluestone screening; and

WHEREAS, the applicant contends that Gulf Oil Corporation purchased the property on which the gas station now exists under subject calendar number, on August 17, 1945; that this variance was granted for a period of ten years and certificate of occupancy No. Q-20128 expired December 17, 1950; that the term of the variance was extended by the Board for an additional ten years and same now expires on December 15, 1960; that certificate of occupancy No. Q-72101 covers the extended period; that the portion of the property on which an extension in area is requested was purchased on July 28, 1954; that this property abuts the present site on the north and extends northerly along Francis Lewis boulevard to the southerly line of the gas station granted by the Board under Cal. No. 103-52-BZ, which is located at the southeast corner of Francis Lewis boulevard and 32nd road; that the northeast corner of 33rd avenue and Francis Lewis boulevard has a gas station as permitted under Vols. I and II of this application, so that the extended parcel will be the plot between the two gas stations; and

WHEREAS, the applicant states that the present owner has held title to the property since August 17, 1945 and July 28, 1954; that the assessed valuation of land is \$37,500 and of the building \$40,500 making a total of \$78,000; that the building was erected in 1940; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the application should be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the

application be and it hereby is *granted* under Sections 7e, 7f, 7h and 7i for a term of fifteen years, from the date of this resolution, to permit the existing gasoline service station at the corner of Francis Lewis Boulevard and 33rd Avenue to be extended as now proposed and as indicated on plans filed with this application, marked "Received September 4, 1956 as amended by plans filed, marked "Received May 25, 1956", two sheets, "September 4, 1956", two sheets and "September 24, 1956" 1 sheet, *on condition* that the plot shall be levelled substantially to the grade of Francis Lewis Boulevard and shall be constructed and arranged as indicated on latest plan filed, marked "Received September 24, 1956", 1 sheet; that the wall between this plot and the proposed extension to the north may be removed; that the two additional pumps proposed shall be of low approved type located where shown and not nearer than 15 feet of the street building line of Francis Lewis Boulevard; that the extension of the present gasoline station to the north as a lubrication section shall be of the design and arrangement as proposed and located where shown; that the rear portion of the extended plot shall be landscaped with grass and shrubs for the area, as shown on such revised plan marked "Received September 24, 1956"; that such planting shall be continued along the northwesterly plot line, as shown for a width of 10 feet, such planting areas shall be maintained with proper planting material and shall be protected with concrete curbing not less than 8 inches in height and 6 inches in width; that the fence shall be maintained as proposed, consisting of a chain link fence along the northeasterly and northwesterly lines up to the point where the gasoline station on the adjoining lot to the northwest has a masonry base and steel picket fence wall to Francis Lewis Boulevard; that curb cuts shall be restricted to the existing curb cuts as shown, widened as indicated on such plan; that the sidewalk and curbs in front of the premises shall be reconstructed or restored to the satisfaction of the borough president; that the plot where unbuilt upon and where not required to be occupied for planting and where not occupied by a lubritorium shall be paved with concrete or asphaltic pavement and may be used for the parking of cars in connection with the existing gasoline service station to the south; that signs shall be restricted to signs on the accessory building and to the illuminated globes of the pumps; and that this resolution supersedes the previous resolutions adopted by the Board for this plot; that the existing post standard for supporting a sign which may be illuminated advertising the brand of gasoline on sale, extending not more than 4 feet beyond the building line may be relocated from the present location to a point not nearer than 40 feet from the northwesterly lot line; that the existing pumps on the present gas station now of the parkway type shall be changed to new pumps of a low approved type located not nearer than 15 feet to the street line; that in such proposed lubritorium building there may be under section 7i minor repairs with hand tools for adjustment; that such fire fighting appliances shall be maintained as the Fire Commissioner shall require; that where not inconsistent with the terms of this resolution, the prior resolution shall be complied with; that this resolution supersedes all resolutions adopted under Cal. No. 611-51-BZ and such resolutions shall be ineffective after the date of this resolution; that all permits shall be obtained and all work completed and a new certificate of occupancy for the combined plots shall be obtained within the requirements of Section 22A of the Zoning Resolution.

834-55-BZ

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application October 17, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the proposed extension of a factory, which includes storage of piano parts, showroom and repairs, woodworking novelties, to exceed the permitted coverage.

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PREMISES AFFECTED—1361-61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca and John Giordano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in an unrestricted use, C area, class 1 height district; 61st street and 14th avenue are in unrestricted and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 30, 1955 acting on Alt. Applic. 5019-54, reads:

"1. The extension as proposed exceeds the area permitted in a C area district by Art. IV Sect. 13 of the Zoning Res. Note that these premises were the subject of action by the Board of Standards and Appeals under Cal. 661-49-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100 ft. in depth, on which is located a three story factory building of class 3 construction, occupied for uses of storage of piano parts, piano showroom and repairs and woodworking novelties; that it is proposed to add an extension to the existing building, using more than the permitted coverage, proposed extension to be one story, 19 ft. 6 in. by 14 ft. 6 in.; and

WHEREAS, the applicant states that since 1949 to date the owner has occupied the first floor as a showroom and for piano repairs; that during the function of business for the past six years, the owner found that he did not have enough room on the first floor for piano repairs; that pianos are irregular and bulky and if there are two or three pianos being repaired at the same time, it is very difficult for the repair men to work under proper conditions, thus causing a slow down on production; that there is a continuous moving of pianos which are in the process of being repaired, or being stored for a repairing job; that if these pianos which are being repaired have to be moved into the showroom, this defeats the whole purpose of the showroom, thus causing the owner to be at a disadvantage when making sales and it is therefore necessary for the owner to add an extension, this extension to be 19 ft. 6 in. in depth by 14 ft. in width at the rear, for additional space; that the number of persons on the first floor and the rest of the building is not being increased and the occupancy of the building is not being changed in any manner; that a shaft from the cellar to the 2nd floor is being installed so as to insure easy handling of pianos from one floor to the other; and

WHEREAS, the applicant contends that the proposed extension will in no way obstruct ventilation of adjacent properties and it is therefore requested that the proposed area coverage which consists of 273 sq. ft., leaving a 6 ft. side yard clear to the rear lot line be granted so as to enable the business to function in a more advantageous manner; and

WHEREAS, the applicant states that the present owner has held title to the property since March 10, 1944; that the assessed valuation of land is \$2,000 and of the building \$8,500 making a total of \$10,500; that the building was erected in 1905; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21 to permit the proposed extension in the unrestricted area as proposed and as indicated on plans filed with this application marked "Received October 17, 1955", 4 sheets, and "August 7, 1956", one sheet, on condition that the building shall not be further increased in height or area; that the proposed rear extension shall not exceed one story in height and a portion of the rear shall be continued to the side lot line and the rear lot line, as a yard; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as may be amended under Cal. No. 661-49-A, Vol. III, set for hearing on October 16, 1956, at 2 p.m.; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

907-55-BZ

APPLICANT—Joseph J. Furman, for Atlantic Auto Parts Co., Inc., owner.

SUBJECT—Application November 14, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the use of the premises as a parking lot for customers' and employees' motor vehicles.

PREMISES AFFECTED—106-13 95th street, east side, 98.25 ft. south of Liberty avenue, Block 9164, Lots 191 and 192, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph J. Furman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 95th street are in residence and business use districts; Rockaway boulevard and Liberty avenue are in business use district; and

WHEREAS, the decision of the borough superintendent, dated October 18, 1955 acting on Alt. Applic. 2030-55, reads:

"1. The use of the premises as a parking lot, partly in a business use district and partly in a residence use district, for customers' and employees' motor vehicles in the residence portion of the lot is contrary to Art. II Sec. 3 Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to occupy said premises as a parking lot for customers' and employees' cars, no fee to be charged; and

WHEREAS, the applicant contends that the owners of the vacant plot are the owners of the adjacent one story building used for the sale of auto parts and accessories; that there are approximately fifteen employees who report for work using their own cars, and two company delivery trucks; that approximately fifty customers call daily to pick up merchandise; that Liberty avenue and 95th street

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is a very congested area, being located one block east of Cross Bay boulevard; that street parking is almost impossible in front of the store on Liberty avenue, as well as on 95th street; that permission to use the premises for parking for employees' and patrons' cars would alleviate this congestion; that there will be no public parking and no fees collected; that a sign posted on the front of the fence would read "parking for owners, employees and patrons only"; and

WHEREAS, the applicant states that the present owner has held title to the property since June 14, 1955 and that the assessed valuation of land is \$2,200; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the use as proposed for parking and as indicated on plans filed with this application marked "Received November 14, 1955," 3 sheets, *on condition* that the plot shall be levelled substantially to the grade of 95th street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected along all interior and street lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with no openings therein except one for entrance and egress to 95th street; that such entrance may have a curb cut opposite not exceeding 12 feet; that such entrance shall be fitted with gates of similar construction as the fence which shall be kept closed when the adjoining store is not open for business; that any buildings or uses on the premises shall be removed as proposed; that such portable fire fighting appliances shall be maintained in the building adjoining, under the same ownership, as the Fire Commissioner shall direct; that the use of this plot shall be solely for the parking of cars of customers and employees of the adjoining store except that there may be not over two trucks owned by the owner and used in the business of the adjoining store; that no sign shall be erected except that there shall be a sign attached to the fence near the entrance and not extending beyond the building line, and not illuminated and shall not exceed 15 sq. ft. in area advertising the use of the lot, with the wording as proposed and such other information as may be required by the Commissioner of Licenses and that all permits shall be obtained and all work completed within six months from the date of this resolution and a certificate of occupancy obtained.

982-55-BZ

APPLICANT—Latham C. Squire, for Matilda Sparagna, owner.

SUBJECT—Application December 14, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a G-1 area district, the erection of a dwelling extending approximately 65 sq. ft. into the 15 ft. required side yard.

PREMISES AFFECTED—166-16 14th road and 1456 Burton street, northeast corner, Block 4618, Lot 31, Beechurst, Borough of Queens.

APPEARANCES—

For Applicant: Latham C. Squire and Domenick Sparagna.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 14th road and Burton street are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1956 acting on N.B. Applic. 1335-54, reads:

"1. Premises is located in a G-1 district building must be set back 15 ft. from mapped street line. Article 4, Sec. 16-c-b."

and

WHEREAS, the applicant states that the premises consist of a plot, 95.17 ft. frontage by 55.85 ft. in depth, irregular, on which is being constructed a residence for one family two stories in height, 52.12 ft. by 28 ft. in area; that it is proposed to maintain structure which was constructed strictly in accordance with plans which were approved by the examiner in error; and

WHEREAS, the applicant states that this is an application under section 21 so that the non-conformity existing as to the location of the subject building on its lot may be legalized; that the subject building is a dwelling for occupancy by one family; that when plans for this building were filed in the department of buildings, they were approved in error; that the subject premises are in a G-1 area district which requires that no building shall be erected nearer than 15 ft. to the street line of any street as laid out upon the city map; that the house was constructed strictly in accordance with these approved plans and the borough superintendent has not voided the approval previously given by his department; that an examination of the plot plan shows four small corners of the house extending short distances into the required yard on the 14th road side; that the total illegal extension, however, amounts to only about 65 sq. ft., but on the other hand the building in some places, along the 14th road facade, sets back more than 15 ft.; that a house, built upon vacant lot No. 33 immediately to the south of the subject premises would not be affected; that an examination of the photographs will show conclusively that the granting of the relief requested would not in any way harm the neighborhood; and

WHEREAS, the applicant contends that the owner constructed his house in good faith and was entirely ignorant of his mistake until, as a result of his request for a certificate of occupancy, a survey disclosed the non-conformity; that the physical removal of the existing encroachment would not only be very expensive, but would be ruinous to the interior layout of the home and it is therefore urgently requested that this existing non-conformity be legalized so that a certificate of occupancy may be issued for these premises; and

WHEREAS, the applicant states that the present owner has held title to the property since November, 1952 and that the temporary assessed valuation of land is \$10,700; and

WHEREAS, the applicant states that the building faces on Burton Street; that the yard facing 14th Road is considered the side yard; and

WHEREAS, the Board finds that the side yard as proposed approximately averages the required depth; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the ground of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 *on condition* that the yard facing on 14th Road will not be further reduced and will be of the width as shown on plans marked "Received December 14, 1955", 7 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a certificate of occupancy obtained.

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5-56-BZ

APPLICANT—Raymond Irrera, for Gennaro Migliaccio, owner.

SUBJECT—Application January 5, 1956—(decision of the borough superintendent under section 7e of the zoning resolution, to permit in a residence use district the erection of gasoline service station with accessory uses of car washing, minor motor vehicle repairs and parking of cars waiting service.

PREMISES AFFECTED—24-23 Parsons boulevard and 145-07 Willets Point boulevard, northeast corner, Block 4641, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and Gennaro Migliaccio.

For Opposition: Samuel M. Cytryn, Jack L. Groveman, M. J. Molyneaux, Robert Ingresla, John W. Pares, Margaret Victor, Annie Parakaian, Sanford Sholinsky, Bert Matzner, William H. Buesing, Donald L. Brooks, Mary Lash, Garry Lash, Constantine D. Plaissy, D. Molyneaux, E. M. Reynolds, W. M. Reynolds and Frank Flood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Willets Point boulevard and Parsons boulevard are in a residence use, F area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 6, 1955 acting on N.B. Applic. 4298-55, reads:

"1. The use of the premises as a gasoline service station, office and sales of accessories, storage room, lubricatorium, auto washing (non-automatic), minor auto repairs and parking for employees and cars waiting to be serviced in a Residence Use District is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120.11 ft. frontage by 100 ft. in depth, irregular, now occupied by a 2½ story frame dwelling and a frame two car garage; that it is proposed to subdivide this plot and use the corner portion of the plot, with a frontage on Parsons boulevard of 133.12 ft. and a depth on Willets Point boulevard of 100 ft., for the erection of a gasoline service station, lubricatorium, non-automatic auto wash, storage, office and sales of auto accessories, parking for not more than five motor vehicles awaiting service and employees' cars, for a term of fifteen years; that the balance of the plot will be maintained by the owner at his residence; and

WHEREAS, the applicant states that on July 25, 1950 Willets Point boulevard was changed from business to residential; that Parsons boulevard was always in a residence district; that at the same time the area district was changed from E-1 to F for that portion of the plot east of 100 ft. parallel with Parsons boulevard, at the same time the area district changed to its present F area; and

WHEREAS, the applicant further states that there are no gas selling stations along Willets Point boulevard, also known as Union Street, in a southwesterly direction until Union street intersects Northern boulevard, a distance of 13 blocks; that there is no service station on Parsons boulevard in a northerly direction as far as 20th avenue, a distance of five long blocks, wherein there is a small service station recently permitted to be enlarged on the southwest corner of 20th avenue and Parsons boulevard; that there is no

service station along Willets point boulevard in an easterly direction to Cross Island boulevard for a distance of nine long blocks; that in this area there is under construction a large development of two family dwellings and there is also a large development of six story dwellings that has just been completed located on the east side of Union street between 25th road and 28th avenue; that there is also a garden development on the west side of Union street to the Whitestone parkway and from 25th road to 30th avenue, housing some 2,000 families; and

WHEREAS, the applicant contends that both Parsons boulevard and Willets Point boulevard are heavy traffic lanes, pointing to the desirability of a service station at this location; that at present, Parsons boulevard to the south of Willets Point boulevard is a dirt road and not open to auto traffic for a distance of about two blocks; that as soon as this section of Parsons boulevard is open and paved it will bring additional auto traffic to the intersection of Parsons boulevard and Willets Point boulevard; that there is no economic demand for the development of the premises with a conforming use since the auto traffic is of such extent that this corner becomes undesirable for a residence use; that a grant of this application will have no adverse effect upon the real estate values in the neighborhood as the building to be erected will be of colonial design to maintain the residential character in the neighborhood, the lot lines of the plot will be treated with brick walls and planting areas and that there will be no advertising signs of any kind, with the exception of an illuminated sign and post at the corner of the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since 1942; that the assessed valuation of land is \$12,500 and of the building \$5,500 making a total of \$18,000 for lots 73 and 1; and

WHEREAS, the original plot (lot 73), 133.12 ft. by 262 ft., has been subdivided into two lots (73 and 1); application is based solely on lot 1, which is vacant at present; and

WHEREAS, the Board is familiar with the area and finds that existing and proposed conforming uses makes the proposed gasoline station inappropriate; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 4298-55, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

Adjourned: 4:10 P. M.

Joseph J. Doyle, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 2, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

426-38-SA—Vol. IV

APPLICANT—American Radiator and Standard Sanitary Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. IV for test and report—New Arcoflame Conversion Oil Burner, Models EH, AH, ES1, ES2 and EL (models may have supplementary suffix numbers or letters); (high pressure oil burner for installation in boilers or furnaces).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

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THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 426-38 SA Vol. IV.

Subject: Application reopened for Amendment to consider new Oil Burners.

The American Radiator & Standard Sanitary Corporation, owner, filed April 9, 1954 an application with the Board of Standards and Appeals for consideration as to reopening as Vol. IV a new oil burner, model EH. The application was reopened as Vol. IV May 18, 1954 for test and report and subsequently on May 7, 1956 the application was amended by the applicant to include models AH, EL, ESI and ES2.

Purpose

Conversion oil burners for domestic and commercial installation.

Description

The models EH, AH, ESI and ES2 are mechanical draft oil burners of the pressure atomizing type employing high tension electric ignition. They are designed for installation in hot water or steam boilers or warm air furnaces.

The burners are intended for use with fuel oil not heavier than commercial standard Grade 2, and with oil pressure not exceeding 150 pounds per sq. inch. Their operation is similar to that of a conventional gun type burner.

Firing ranges are—

Model EH & AH—.7 to 3.0 gallons oil per hour.

Model ESI—.75 to 1.1 gallons oil per hour.

Model ES2—.75 to 1.75 gallons oil per hour.

The model EL is a low pressure type burner employing mechanical draft and high tension electric ignition. It is designed for installation in hot water or steam boilers or warm air furnaces and is intended for operation with fuel oil not heavier than commercial Standard Grade 2.

The fuel pump incorporates an air pump which provides air under pressure of from 4 to 6 pounds per sq. inch. This air is mixed with the fuel oil (also under 4 to 6 pounds per sq. inch pressure) in the nozzle and produces a fine oil spray. Secondary combustion air is supplied in the usual manner and operation of the burner is similar to other conventional gun type burners.

Firing range is—

Model EL—.4 to 1.5 gallons oil per hour.

The above models are generally installed with a stack switch as a safety control. This switch will shut off the burner in approximately 90 seconds if the oil fuel should fail to ignite upon starting or if the burner flame should be prematurely extinguished.

Inspection and Test

A sample appliance was inspected at the showrooms of the applicant at 50 West 40th Street by Ass't Engr. G. F. Sklenarik, Committee on Test and Mr. H. D. Balsinger of American-Standard. The details of construction of all models as submitted by the applicant were also examined.

The models EH, AH, ESI, ES2 and EL have been tested by the Underwriters' Laboratories and are listed under file MP 1131.

Recommendations

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of American Radiator & Standard Sanitary Corp. conversion oil burners models EH, AH, ESI, ES2 and EL for use with fuel oil not heavier than No. 2 when installed in accordance with the provisions of C-19-57.0 Administrative Code the Oil Burner Rules of the Board and Article 12 Administrative Building Code provided each burner bears a label permanently affixed, reading as follows "Approved by

the Board of Standards and Appeals for use in New York City under Cal. No. 426-38 SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution in accordance with the above report.

820-39-SA

APPLICANT—Fluid Systems, Incorporation, owner.

SUBJECT—Application reopened March 6, 1956—re—Amendment to resolution as to change in ownership and trade name—re Lines Thermal Electric Conduction System (heating system of viscous liquids including fuel oil); previously approved.

APPEARANCES—

For Appellant: R. R. Lapinski.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 820-39-SA

Subject: Amendment to resolution as to change in ownership and trade name.

Fluid Systems, Inc., New Haven, Conn., requested by letter and the filing of an affidavit dated February 21, 1956 that the resolution adopted July 18, 1939 under Cal. No. 820-39-SA be amended so as to show a change of ownership and trade name of the appliance. The application was reopened by a vote of the Board March 6, 1956.

Recommendation

The Committee on Test recommends that the resolution adopted July 18, 1939 under Cal. No. 820-39-SA be amended so as to show a change in ownership from the Alfred G. Purdue Associates to the Fluid Systems, Inc., and the trade name of the appliance to the Lines Thermal Electric System on condition that the requirements of the resolution adopted July 18, 1939 under Cal. No. 820-39-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 18, 1939 in accordance with the above report.

583-50-SA

APPLICANT—Cleaver-Brooks Co., manufacturer (James G. Brooks Co., Inc., agent).

SUBJECT—Cleaver-Brooks Rotary Oil Burner, Models LR-100-200-300-400-500-600-700, approval of.

APPEARANCES—

For Applicant: Carl Ward.

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ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 583-50-SA

Subject: Cleaver Brook Rotary Oil Burner Models LR. 100-200-300-400-500-600-700.

Cleaver-Brooks Co., manufacturer of Milwaukee Wis. filed July 25, 1950 an application with the Board of Standards and Appeals for approval of the Cleaver-Brooks Rotary Oil Burner Models LR 100, 200, 300, 400, 500, 600 and 700 under the provision of C-19-570 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A rotary fuel oil burner for commercial and residential use.

Description

This is a pressure atomizing type oil burner with full automatic electric ignition and motor driven blower. Combustion air is supplied by motor driven blower inserted integrally in unit complete with V belt driver with full safety guard. Air damper is manually adjustable. The oil pump Viking is connected to blower shelf by V belt driver. An electronic programmesey relay activated by the steam pressure controls provides proper cycling of start, stop, ignition and safety shut downs. A photo-electric flame detector is used in conjunction with the electric relay to provide immediate shut down in the event of flame failure. The ignition transformer is a 1000.0 volt secondary midpoint grounded. The burner operates on high-low-fire principle with complete shut down if load is below low fire capacity. After shut down burner ignites automatically when steam pressure drops below designated level.

The controls are White Rogers Thermostat Mcht. Flame Failure Control R 1903, M. H. Pressure Trol L 404A and L 604 A. A McDowd Nuller low water cut off.

Inspection and Test

A model LR 600 of the burner was inspected and tested at the Sheffield Farms Plant at 1580 Fulton Street, Brooklyn and found to operate as designed. There was no smoke. The CO₂ content of the flue gases was 13.4%.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee recommends the approval of the Cleaver Brooks Rotary Oil Burner Model LR 100-200-300-400-500-600 and 700 for use in New York City when installed and operated in accordance with the requirements of the Oil Burner Rules of the Board and Article 12 Chapter 26 Administrative Building Code on condition that the burner bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 583-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

880-50-SA

APPLICANT—International Projector Corporation, owner.

SUBJECT—Application reopened February 21, 1956—re—Amendment to resolution as to additional model of Dry Cleaner Models BJ and CJ—re Sec-O-Matic Dry Cleaning System, Models AJ, AH, AHR, and AR; previously approved.

APPEARANCES—

For Applicant: Harry Defuria.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 880-50-SA

Subject: Amendment to resolution as to additional model of Dry Cleaner Equipment.

International Projector Corp., Bloomfield, New Jersey, requested by letter dated January 19, 1956 that the resolution adopted December 4, 1951 and amended June 28, 1955 under Cal. No. 880-50-SA be amended so as to include additional models of dry cleaning units.

Description

The Model CJ, for which approval is requested is identical to the model AJ, approved by the Board June 28, 1955 under Cal. No. 880-50-SA except for the Washer-Extractor. The size and capacity are identical in both models, the only difference being that the drive mechanism has been improved.

The model BJ is similar to model AJ except that the BJ is rated at 30 lbs. dry load as compared to the 15 lbs. dry load rating of the model AJ.

Recommendation

The Committee on Test recommends that the resolution adopted December 4, 1951 and amended June 28, 1955 under Cal. No. 880-50-SA be amended so as to include the Models BJ and CJ dry cleaning units on condition that the requirements of the resolution adopted December 4, 1951 under Cal. No. 880-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of December 4, 1951 and June 28, 1955 in accordance with the above report.

17-55-SA

APPLICANT—Cole Distributors Corp., for Apex Electrical Manufacturing Co., owner.

SUBJECT—Application January 6, 1955—Apex Wash-A-Matic Model CM5-6000, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 17-55-SA

Subject: Apex Wash-A-Matic Model CM 5-6000. Laundry Washing machine.

Apex Electrical Manufacturing Co. owner filed Jan. 6, 1955 an application with the Board of Standards and Appeals for approval of the Apex Wash-A-Matic Model CM 5-6000 Coin Metered Washing Machine for washing laundry under the provisions of C26-178.0.h and C-26-1277.0.h Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

A coin metered washing machine for washing laundry.

Description

The Apex Wash-A-Matic washing machine operates on an oscillating and pulsating action of the wash drum to accomplish washing and spinning action and is so designed that the oscillating action is governed by a series of balancing chambers located on the outside of the washdrum, into which water is introduced when the tilting action becomes too great, thus balancing the drum to limit its tilt in the course of oscillation. It is also designed to effect shimmering action at the end of the drying period to loosen semi-dried clothes with in the wash drum.

The hot and cold water, regulated through a Dole mixing valve, is introduced into the 21 inch diameter aluminum wash basket through a $1\frac{3}{8}$ " air gap.

Any soap head that may build up merely passes over the top of the wash basket and down the drain in the self draining porcelain tub. Any soiled water, soap residue and lint is extracted by centrifugal force over the top of the basket through 16 slots, and drains out through the bottom of the porcelain tube.

The pulsating action, referred to above, is at the rate of 550 pulsations per minute and the spinning rate is 550 R.P.M.

The machine is equipped with an automatic safety cut off switch connected with the cover. If the cover is opened while the machine is in operation, the operating current is automatically shut off and the machine stops. When the cover is reclosed the cycle which was interrupted will be resumed.

The complete washing cycle requires a total of 28 minutes divided as follows:

Fill	2	minutes
Wash action	11	minutes
Drain spin	1½	minutes
Spin Rinse	1½	minutes
Wash Rinse	2½	minutes
Drain Spin	1	minute
Wash Rinse	2½	minutes
Dry Spin	5½	minutes
Shimmering action	½	minute
	28	minutes

Inspection and Test

The appliance was inspected and tested at the Laboratory Facilities, Department of Water Supply, Gas and Electricity 20 Vanderwater Street New York City in the presence of Chief Engineer L.V. Huber Committee on Test, and representation of the Department of Water Supply, Gas and Electricity and of the Department of Health.

The unit was subjected to a full cycle of operation with clothes but without soap and to second full cycle test with clothes (8 pounds) and a soap dosage starting with 4 ounces (normal dose) and increased to 12 ounces within six minutes to develop maximum sud head and soap sud resistance to drum action. The cycle was successfully completed with out any blowing of fuses and at no time did soap suds or any liquid appear at the water inlet opening to reduce the air gap of $1\frac{3}{8}$ ".

Recommendations

On the basis of the foregoing tests, the Committee on Test recommends the approval of the Apex Wash-A-Matic, Model CM 5-6000 Coin Meter Washing Machine as manufactured by the Apex Electrical Manufacturing Co., Cleveland, Ohio, under C26-171.0.a as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board February 3, 1939 as amended September 10, 1946, effective October 7, 1946, and as meeting the requirements of C26-1277.0.h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Water line diameter $2\frac{1}{2}$ inches to 4 inches slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge, to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved in New York City by the Board of Standards and Appeals under Cal. No. 17-55-SA," and that all installations in batteries be submitted to the Department of Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

(Sgd.) HARRIS H. MURDOCK
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

78-55-SM

APPLICANT—John M. Sibarium, agent, for General Filters Inc., owner.

SUBJECT—Application February 1, 1955—General Filters Inc., Unifilters (for fuel oil), Models 75 and 77, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 78-55-SM

Subject: General Filters Inc. Unifilters (for fuel oil) Models 75 and 77.

General Filters Inc., owner filed Feb. 1, 1955 an application with the Board of Standards and Appeals for ap-

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proval of the General Filters Inc. Unifilters (for fuel oil) Models 75 and 77 under the provisions of C-26-178.0b and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A mesh type and cartridge type strainers intended for use in the supply lines of oil burning equipment to prevent clogging.

Description

Model 77 is a eartridge-type strainer made in one size. It is rated for use with fuel oils not heavier than #2 with a maximum working pressure of 12 p.s.i. and a capacity not in excess of 10 g.p.h. The Center bolt of the strainer is of steel $\frac{3}{8}$ inch in diameter $3\frac{3}{4}$ inches long. The Center bolt gasket is 0.020 in thick copper rolled or Wilmington fiber approximately $\frac{3}{4}$ in diameter. The strainer cap is cast iron minimum thickness $\frac{1}{8}$ inch. The vents in inlet and outlet ports are tapped for #8/32 machine screws. Gaskets under vent screws are $\frac{1}{8}$ inch neoprene asbestos or fiber center opening is $\frac{3}{8}$ in drilled hole. Inlet and outlet tapped $\frac{3}{8}$ NPT. The cap gasket is $\frac{1}{8}$ Buna-N synthetic gasket material outside diameter approximately $3\frac{1}{2}$ in. inside diameter $2\frac{7}{8}$ in. The body of the filter is 16 gauge sheet steel sealing cap and threaded spud bolted to bottom. The screw is 40 mesh galvanized steel approximately $3\frac{3}{4}$ in. long and $\frac{3}{4}$ in diameter. The strainer discs are wool felt each approximately $\frac{5}{8}$ in. thick. Four discs have 2 in diameter and three have $2\frac{1}{2}$ in diameter. Model 75 is a mesh type strainer. It includes a 3 position manual valve. The valve handle is steel cadmium plated approximately $3/32$ inch thick. One end stamped with arrows to indicate position of valve. The valve handle screw includes lock washer both parts steel cadmium plated. Secures handle to valve core. The valve core is brass 1-19/32 in. long $\frac{1}{8}$ diameter drilled radial opening connects with $\frac{1}{4}$ inch diameter drilled opening in bottom. The spring is steel spring wire. Washer steel cadmium plated nut is brass or aluminum.

Sealing brisling U. S. rubber compound #1889.

The body is a zinc base alloy die casting.

Gasket is U. S. rubber company compound #BN 870 and the cap is a zinc base alloy die casting.
Screen 90 by 100 mesh monel wire.

Inspection and Test

These filters were inspected and tested at 146-03—21st Ave., Whitestone, Queens and found to operate as designed. Present at the inspection and test were Leslie V. Huber of the Committee on Test and John M. Sebarium representing the applicant. The devices have been listed by the Underwriters Laboratories Inc. File #MP 2249 Application #54C4969.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of Unifilters (for fuel oil) Models 75 and 77 for voluntary use in New York City under the Oil Burner Rules on condition that each filter bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 78-55-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

564-55-SA

APPLICANT—H. D. Balsinger for American Radiator and Standard Sanitary Corp., owner.

SUBJECT—Application June 13, 1955—American-Standard Gas Boiler, Series G6, approval of.

APPEARANCES—

For Applicant: H. D. Balsinger.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 564-55-SA

Subject: American-Standard Gas Boiler, Series G6.

The American Radiator and Standard Sanitary Corp., owner-manufacturer, filed June 13, 1955 an application with the Board of Standards and Appeals for approval of the American-Standard G6 Gas Fired Boiler for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

A gas fired boiler for steam or hot water systems.

Description

The G6 boiler is a sectional cast iron vertical flue boiler made up in different sizes. The smallest size is made up of six sections, the largest has forty-one sections. An individual cast iron drilled port burner is located beneath each flue passage. A flue canopy made of aluminized steel is fitted over the top of the sections and conduits the products of combustion through a built-in type draft hood into the flue outlets. The flue outlets range in number from one on the 6, 7 and 8 section sizes to eight on the 41 section size.

Standard controls include a Detroit CA 295 relay, a V-530 Diaphragm type gas valve, a Thermac gas pressure regulator and a Baso automatic pilot valve at each pilot light. In addition a Detroit CA 666 hot water limit or a Detroit 450-BA-1 steam pressure limit are provided. A Schocuberger manual shut off valve is installed in the gas line near the boiler.

Pop safety valves are supplied with all steam boilers and the name plate gives the size of ASME relief valves required for water boilers.

Burner manifold is made with $1\frac{1}{2}$ inch pipe.

Inspection and Test

A typical G6 gas fired boiler was inspected at premises 110 East 55th Street. Present were Asst. Engr. G. F. Sklenarik, Committee on Test and Mr. H. D. Balsinger of American-Standard. The appliance was found to conform to the design data submitted by the applicant.

The G6 boiler series are approved by the American Gas Association under certificates No. 4-1347-2.001 and 4-(1347.0 & .1) .001.

Recommendation

On the basis of the inspection and data submitted by the applicant, the Committee on Test recommends the approval of the American-Standard Gas Boiler Series G6 for use in New York City when installed in accordance with this report and the provisions of Article 12 Administrative Building Code and provided each boiler bears a label, permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 564-55-SA".

(Sgd.) HARRIS H. MURDOCK
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

627-55-SA

APPLICANT—Detrex Corporation, owner.

SUBJECT—Application July 15, 1955—Detrex Dry Cleaner Process, Model 600-S approval of

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 627-55-SA

Subject: Detrex Dry Cleaner Process. Model 600-S.

Detrex Corporation owner filed July 15, 1955, an application with the Board of Standards and Appeals for approval of the Detrex Dry Cleaner Process Model 600-S under the provisions of C 26-178.0.6 and chapter 19 Administrative Code.

Purpose

Dry cleaning processing machine using non-flammable non-combustible liquid perchlorethylene.

Description of Process

This process is used for the commercial dry cleaning of garments, drapes, and so forth. The non-flammable, non-combustible solvent perchlorethylene is used as the cleaning fluid. The process consists of two main machine assemblies; one of which is a washing machine which includes two storage tanks. One contains solvent charged with a solvent soluble soap, the other contains clear solvent. The work is washed in soap solvent and rinsed in clear solvent, after which all liquid solvent is removed from the garments by centrifugal extraction. Solvent control valves direct the solvent flow so that the wash and rinse solvents are not intermixed. The clothes are then placed in the second closed unit where a final solvent recovery is performed and any trace of odor is removed.

The solvent is rated by the Underwriters' Laboratories at zero flammability on a scale in which kerosene (100 deg. F. Flash) rates 30-40 and Ether rates 100.

The garments to be cleaned are placed manually in a divided compartment cleaning drum. The machine is closed and a dial adjustment to select the washing cycle is made. The tub fills automatically and the washing, draining and extracting operations are performed in a controlled time sequence while the machine is completely closed. The outer loading door is locked shut with a yoke which also acts as a safety device. If the yoke is loosened during operation, a safety inter-lock switch is operated which immediately de-energizes the drive motor and the brake solenoid. This applies the drum brake and stops the rotation of the drum. Also, an exhaust fan mounted above the machine is started which pulls air into the machine through the loading door and discharges it to the outside atmosphere.

After extraction of solvent in the dry cleaning unit, the garments are placed in two solvent recovery units (Synth-O-Saver). The solvent recovery units have a capacity to reclaim traces of solvent and deodorize the output of the dry cleaning unit. An aeration cycle in the solvent reclaiming units provides for complete deodorizing of the garments after recovery by means of passing air over and through the garments and discharging it to the outside atmosphere. Damper operating levers on the Synth-O-Savers are ar-

ranged so that the door of the Synth-O-Savers cannot be opened unless the exhaust fans are operating and fresh air is being pulled into the doors of the Synth-O-Savers and discharged to the outside atmosphere. The drive motors on the Synth-O-Savers operate through safety inter-lock switches and are de-energized when the doors are opened; thereby, preventing the tumblers from rotating.

Description of the Machines

Drycleaning Machine

The drycleaning machine consists of a 36" diameter, divided partition drum, fabricated of Aluminum castings and enclosed on the periphery with coated, perforated sheet steel. It is of rugged, riveted construction. This drum is supported on heavy-duty, anti-friction outboard bearings mounted on the welded steel housing. The shaft is provided with double seals to prevent loss of the cleaning solvent used in the drycleaning process. The rotating drum is enclosed in a tub (3/16" steel plate of welded construction), which is in turn welded to the base of 5/16" steel plate, and storage tank of 3/16" steel plate, reinforced with necessary gussets and structural steel to properly support it. Mounted on the storage tank of the machine are a 1½ HP gearhead motor for the washing cycle, and a 3 HP motor for the extract cycle. These two motors are inter-connected by means of a roller chain drive and an over-running clutch. The clutch is mounted on the inside shaft of the extract motor which is provided for double and drive. On the opposite end of the extractor motor shaft is mounted the "V" belt drive for the cleaning drum. Therefore, the drum is driven during the wash cycle by the 1½ HP gearhead motor through the clutch on the extract motor shaft. During the extraction cycle, it is driven directly by the extract motor with the clutch over-running or disengaged from the wash motor. Also mounted within the storage tank is a dump type pump. This pump is driven by a 2 HP, 3450 RPM motor.

The unit is completely automatic and the length of the washing cycles are set by the operator on the dials above the loading door. The washing cylinder revolves at approximately 27 RPM during the washing cycle and at 525 RPM during the extraction cycle.

Rinse Tank and Filters

Mounted on a second tank (3/16" steel plate of welded construction, reinforced with structural steel and gussets) are two (2) cylindrical filter bodies of welded construction. The filters are 18 inches in diameter with 10 gauge sheet steel sides and 9 gauge dished and flanged steel heads. These bodies are designed for a working pressure of 70 lbs. per sq. inch. Contained in each filter are cylindrical tubes of suitable mesh wire screen upon the outside of which the filter powder is plated by solvent flow to form the filtering media. The flow through each of the solvent filters is approximately 3,000 gallons per hour.

Installed in the discharge piping of the filters are control valves which direct the flow of solvent either to the tub or back to the correct storage tank. Mounted also on this tank is an air compressor. It is driven by a 1/3 HP, 1750 RPM motor and equipped with a pop safety valve set at 70 lbs. per sq. inch. Mounted within this tank is a second solvent pump, also driven by a 2 HP, 3450 RPM motor.

Extractor Unit

All Detrex 600-S units are provided with a solvent extractor unit. The extractor body is 10 gauge sheet steel with a 3/16" steel dished bottom (welded construction) and a 14 gauge steel dished cover. This unit is designed for a working pressure of 30 lbs. per sq. inch and is provided with a safety pop valve set at 30 lbs. per sq. inch. Contained in the bottom of the extractor unit is a suitable mesh flat wire screen. In operation, the soiled filter powder from the filter is removed to the extractor unit through a connecting pipe line from the bottom of the filter by air pressure. A filter powder cake forms on the screen and the solvent transferred along with the powder is allowed to flow through this cake back to the storage tank. When the cake in this unit builds up to 8" thick, the solvent retained by the powder is recovered by direct downward displacement with water.

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Still

All Detrex 600-S units are provided with a solvent recovery still of the atmospheric type. The still body is fabricated of 10 gauge steel, reinforced with structural steel of all-welded construction and is heated by a 1¼" I.P.S. steam coil made of standard 125 lb. pipe and fittings. It is provided with a steam pressure reducer, strainer and gauge for proper control of working steam pressure. The two condenser coils are continuous spirally wound coils, fabricated of ¾" standard pipe, hot dip galvanized after fabrication. The distillation rate of this unit is 125 gallons per hour.

Synth-O-Saver Unit

The Detrex Synth-O-Saver or solvent recovery unit consists essentially of an open basket constructed with a solid spun, 16 gauge metal back and a perforated, galvanized metal periphery. This is mounted on a stub shaft and supported by two ample anti-friction, self-aligning ball bearings. The tumbler basket is rotated by a ½ HP, 1750 RPM open, ball bearing motor belted to a gear reducer which is connected to the tumbler shaft and driven by means of roller chain drive and two cut-tooth steel blade sprockets. The entire unit is enclosed in a sheet metal housing. Air is supplied through the recovery unit by a paddle-wheel type fan of cast aluminum construction which is directly connected to the ¼ HP, 3450 RPM ball bearing motor. Both this motor and the tumbler motor have individual control switches and are adequately protected by thermal overload and short circuiting devices. The solvent reclaiming unit (Synth-O-Saver) fan draws the solvent-laden air from the shell which encloses the tumbler basket and passes it through the large filter bag to remove lint and dirt. The air then passes through the damper housing over a cooling coil where the solvent is condensed and removed from the air. The solvent flows from this location through a water separator. The reclaimed solvent is piped back to the storage tank of the dry cleaning machine and the separated water collected in a small open container. The air, after the solvent vapors have been removed, passes over a heating coil and is re-delivered to the housing of the reclaiming unit.

When the above outlined air flow is carried out, the dampers are in the recovery position. When the dampers are in the areation position, fresh air is drawn into the tub at a point between the heating coil and the tub. This air is drawn over the clothes for deodorizing and cooling purposes and is passed to the outside after it has passed through the lint bag.

General

All piping, valves and fittings are of the standard 125 lb. type. The heating and cooling coils of the reclaiming units are designed to withstand a test pressure of 200 lbs. per sq. inch and a working pressure of 125 lbs.

The dry cleaning machine is designed for operation on 220 volts, three phase, 60 cycle current; the Synth-O-Saver and compressor—for operation on 110 volts, single phase, 60 cycle current. The total connected electrical load for the dry cleaning process is approximately 9½ HP. Electrical service of 220 volt, three phase to the dry cleaning unit should be supplied through a fused line disconnect switch, fused with 60 AMP fuses. The size of the washer is 36" diameter by 30" deep—17.76 cu. ft.

Inspection and Test

The dry cleaning processing machine model 600.S was inspected and tested at the plant of Julius Klein Cleaner at 258—3rd Ave., New York City and found to operate as designed with no fumes being given off and the plant maintained in sanitary condition. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and F. J. Chimielnicki representing the applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Detrex Dry Cleaner Process Model 600-S,

having a capacity of 20 lbs. dry load, for voluntary installation in New York City under the provisions of C26-178.0, on condition, that the equipment is as herein described and the solvent used is classed as non-flammable (Perchloroethylene). The committee further recommends that in the event that the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0d Administrative Code, and all installations in which the solvent used is not of the non-flammable type (Perchloroethylene) shall comply with the requirements of Art. 13 Chapt. 19 Administrative Code. The Committee further recommends that each appliance bears a label permanently attached reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 627-55 SA." and further that all installations shall comply with the Dry Cleaning Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

773-55-SA

APPLICANT—A. B. Carlson and Co., Inc., owner (Joseph A. Ross, Jr., agent).

SUBJECT—Application September 21, 1955—Echo Vent Signals (Whistle stops when safe level fill is reached in fuel oil tank), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 773-55-SA

Subject: Echo Vent Signal Whistle.

Joseph A. Ross, Jr., for A. B. Carlson & Company, Inc., filed September 21, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as Echo Vent Signal Whistle under the provisions of the Oil Burner Rules of the Board.

Purpose

Whistling Vent Signal that stops whistling when safe level is reached in fuel tank.

Description

The signal is made in two models A and C. The model A consists of a one-piece reducing bushing and vent signal combined and is used for threaded connections and is made of gray cast iron.

The Model C for non threaded connections consists of a compression fitting combined with a one piece reducing bushing and vent signal. The compression fitting consists of a nut, oil-proof rubber gasket and a dome shaped steel washer and is also made of gray cast iron.

In operation, the device whistles while the tank is being filled with fuel oil and when the level has reached the safety margin, the whistle automatically shuts off because the float raises a stem which automatically cuts off the air. The safe fuel oil level is preset permanently at the factory and provides for a 15 to 20 gallon margin depending upon which of the reducing bushings is used in the tank opening.

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Inspection and Test

The appliance was inspected by Asst. Engrs. J. A. Darts and G. Sklenarik, Committee on Test, and it was noted that the free area between the body and the whistle offered an area equivalent to the area of a 1½" pipe as required under the Oil Burner Rules of the Board. The appliance has been approved by the Underwriter's Laboratory under MH6222.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Echo Vent Signal Whistle for voluntary use in New York City under the provisions of the Oil Burner Rules of the Board on condition that the appliance bears a label permanently attached reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 773-55-SA."

(Sgd.) HARRIS H. MURDOCK
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

860-55-SA

APPLICANT—H. D. Balsinger, for American Radiator and Standard Sanitary Corp., owner.

SUBJECT—Application October 21, 1955—American-Standard G-4 Gas-fired Boiler, approval of.

APPEARANCES—

For Applicant: H. D. Balsinger.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Conolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 860-55 SA

Subject: American-Standard GA—Gas fired Boiler.

The American Radiator and Standard Sanitary Corp., owner-manufacturer, filed October 21, 1955 an application with the Board of Standards and Appeals for approval of the American-Standard GA Gas Fired Boiler for use in New York City under the provisions of Article 12 Administrative Building Code.

Purpose

A gas fired boiler for steam or hot water systems.

Description

The G4 boiler is a sectional cast iron vertical flue boiler, made up in sizes with four to eleven sections, with an individual cast iron burner located beneath each flue passage. Each burner has an input of 60,000 Btu per hour.

A cast iron drill port burner with 167 30 drill ports is standard for natural gas. A cast iron ribbon burner is standard for manufactured gas and is made up of five .043" stainless steel removable ribbons pressed into a .220" wide slot. Another ribbon burner made up of six .075" ribbons in a .425" slot is standard for liquefied petroleum gas and may be used on natural gas. This burner makes it possible to convert a boiler from liquified petroleum to natural gas by changing main burner and pilot spuds and supplying a pressure regulator.

Each end section contains a 3" flow tapping located on the top of the forward edge and a 2½" return tapping located near the bottom of the rear edge of the section. Two 1½" washout tappings are located in line with the lower nipple ports of each end section. The left end section contains the tappings for steam trim. The water line of steam boilers is 30" above the floor line. Flue cleanout openings are located on the front of sections.

The flue canopy made of #16 ga. aluminized sheet steel is hooked to the forward edge of the boiler sections to support the overhanging type of draft hood. The draft hood is made of #16 ga sheet steel. The single flue outlet is located on the top of the draft hood and on the center line of the boiler front to rear. The diameter of the flue outlet varies with the size of the boilers.

The jacket is constructed of #20 ga steel with ⅜" radius corners. It encloses the canopy, manifold and all controls except the pressure regulator on the 10 and 11 section sizes for manufactured gas. The top panel provides a 1¼" opening for ventilation of the control compartment and the front section of the top panel is easily removed to provide access to the upper portion of the control compartment. The jacket end panels are identical for all sizes. The left hand and panel is punched to provide mounting of the control transformer junction box which is furnished. Mounting holes are provided for locating the Detroit CA-295 relay.

Standard controls also include the Detroit V-530 diaphragm type gas valve, Thermac gas pressure regulator Baso automatic pilot valve, Detroit CA-666 hot water limit and 450-BA-1 steam pressure limit and a Schocuberger manual shut off valve. The GA boiler is also AGA approved with a Detroit Q-179.B pilot burner and an M & H R-890 Protectorola to furnish electronic safety pilot. When so used the Q-179.B replaces the Baso pilot burner, thermocouple and pilot valve and is connected to the R-890 relay. Only one relay and one burner are required for any size G4 boiler. Pop safety valves are supplied with all steam boilers and the name plate gives the size of ASME relief valves required for water boilers.

The burner manifold is made of 1½ inch pipe.

Inspection and Test

The appliance was inspected at the premises of the applicant at 50 West 40th street. Present were Asst. Engr. G. F. Sklenarik, Committee on Test, and Mr. H. Balsinger of American-Standard. The appliance was constructed as described and conformed to the data submitted by the applicant.

The boiler has been approved by the AGA, certificate No. 4 (1367.0-1.0,1).001. and has been built to A.S.M.E. requirements.

Recommendation

On the basis of the data submitted and the inspection, the Committee on Test recommends the approval of the American-Standard G-4 Gas-Fired Boiler for use in New York City when installed in accordance with this report and the provisions of Article 12 Administrative Building Code and provided each appliance will bear a label, permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 860-55 SA".

(Sgd.) HARRIS H. MURDOCK
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1024-55-SA

APPLICANT—Selectrol Engineering Co., (Bennie L. Galumbeck, owner).

MINUTES

SUBJECT—Application December 9, 1955—Bantam Oil Burner, Models A11-50-100; A1-060-130; A2-125-220 and A3-200-375, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1024-55-SA

Subject Bantam Oil Burner, Models A 11-50-100; A 1-60-130; A 2-125-220 and A 3-200-375.

B. L. Galumbeck, doing business as Selectrol Engineering Co. of 2036 McDonald Avenue, Brooklyn, filed December 9, 1955 an application with the Board of Standards and Appeals for approval of the Bantam Oil Burner, models A 11-50-100; A 1-60-130; A 2-125-220 and A 3-200-375 for use in New York City under the provisions of C-19-57.0 Administrative Code and the Oil Burner Rules of the Board.

Purpose

A series of domestic and commercial oil burners.

Description

The Bantam Oil Burner is a gun type high pressure atomizing burner designed for either flange or base mounting. The burner housing, which includes an integral junction box, is of die cast aluminum. The position of the burner nozzle is adjustable externally. The electrode assembly is accessible through the rear of the burner by removing a back plate.

The Bantam Oil Burner in all models is designed to burn fuel oil not heavier than Commercial Standard No. 2 and the various models have the following fuel burning capacities:

A 11- 50-100		.5 to 1.0	gallons per hour
A 1- 60-130		.6 to 1.3	" " "
A 2-125-220		1.25 to 2.20	" " "
A 3-200-375		2.00 to 3.75	" " "

The basic controls installed with these burners are a thermostat, barometric draft regulator, protecto relay and limit control. The limit control and protecto relay serve as a safety control and will stop the operation of the burner in 90 seconds if the oil flame should be extinguished or if upon starting the burner should fail to ignite. The limit control is installed in the stack as near as possible to the furnace or boiler or in the top of the combustion chamber if a place is provided to do so. In addition steam, hot water or warm air limit controls are installed to limit the maximum temperature or steam pressure developed in the furnace or boiler and a low water cut off is standard for steam boilers.

Inspection and Test

A sample burner was inspected at the premises of the applicant, 2036 McDonald avenue, Brooklyn, by Asst. Engr. G. F. Sklenarik, Committee on Test. Also present was Mr. B. L. Galumbeck of Selectrol Engineering Co. The burner was constructed as described and conformed to the data submitted by the applicant.

The Bantam Oil Burners have been tested and approved by the Underwriters Laboratories under file MP 1-465 issued April 14, 1955.

Recommendation

On the basis of the data submitted, the Committee on Test recommends the approval of the Bantam Oil Burner Models A 11-50-100; A 1-60-130; A 2-125-220 and A 3-200-375 for use in New York City when installed and operated in accordance with this report and the provisions of the Oil Burner Rules of the Board, provided each burner bears a label permanently affixed, reading as follows: "Approved by the

Board of Standards and Appeals for use in New York City under Cal. No. 1024-55-SA".

(Sgd.) HARRIS H. MURDOCK

Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

29-56-SM

APPLICANT—E. I. du Pont de Nemours & Co., owner.
SUBJECT—Application December 29, 1955—"Fabrilit" V-8113-FR (flame resistant vinyl plastic coated glass fabric for use on folding doors), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 29-56-SM

Subject: Fabrilit V-8113-FR (flame resistant fabric for use on folding doors).

E. I. duPont de Nemours & Company, Newburgh, New York filed December 29, 1955, an application with the Board of Standards and Appeals for approval of the material known as Fabrilit V-8113-FR under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is a flame resistant material to be used in folding doors.

Description

The material is a vinyl resin coated glass fabric with the following properties.

Total weight 15.3 oz. per sq. yd.

Fabric weight 2.8 ozs. per sq. yd.

Vinyl resin weight 12.5 ozs. per sq. yd.

Inspection and Test

Samples of the fabric were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engrs. J. A. Darts and G. Sklenarik, of the Committee on Test and J. E. Davis, representing the applicant.

There was no flashing and the average time to flaming on all samples tested was 1 1/3 seconds; the average time of glow, within the charred area was 2-1/6 seconds.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test concludes that the material Fabrilit V-8113-FR possesses inherent flameproofing properties and accordingly recommends the approval of this material for use as a flame resistant fabric for use in folding doors. The Committee further recommends that folding doors constructed of this material shall not be used in locations wherein an approved opening protective assembly is required.

Tests on each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with requirements of the Flameproofing Rules of the Board.

MINUTES

The Committee further recommends that all cartons or containers in which this material is marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 29-56-SM."

(Sgd.) HARRIS H. MURDOCK
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

36-56-SA

APPLICANT—Caloric Appliance Corp., owner.

SUBJECT—Application December 23, 1955—Caloric Domestic Gas Range, Models 9207, 9207X, CP9207 and CP9207X, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 36-56-SA

Subject: Caloric Domestic Gas Range, Models 9207, 9207X, CP9207 and CP9207X.

The Caloric Appliance Corp. of Topton, Penn., owner-manufacturer filed December 23, 1955 an application with the Board of Standards and Appeals for approval of the Caloric Domestic Gas Range, Models 9207, 9207X, CP9207, CP9207X under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

Gas fired ranges for cooking purposes.

Description

The model 9207 is a 21" wide four burner range with automatic top burner lighting. It is equipped with an oven and broiler and automatic oven heat control is provided.

The top burners consist of three regular size burners with an input rating of 900 BTU per hour and one large size burner with an input rating of 1200 BTU per hour.

The oven burner is rated at 20,000 BTU per hour and the broiler burner at 16,000 BTU per hour.

The entire unit is finished in porcelain enamel in a variety of colors.

The model 9207X is the same as the 9207 except that a window is installed in the oven door.

The model CP9207 is the same as the 9207 except that an additional pilot light is provided for the oven-broiler burners. An automatic gas shut-off device is provided in the gas line to cut-off gas flow to the oven-broiler in case of pilot flame failure.

The model CP9207X is the same as the CP9207 with an oven window added.

Inspection and Test

The appliances have been approved by the American Gas Association under Cert. 1—(914-45.01 & 48.0) .001. The details of construction were examined by G. F. Sklenarik, Committee on Test.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for Installation of the Gas Piping and Gas Appliances in Buildings, approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliances automatically controlled—appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners but do not effect complete shut-off of the gas.

2. Automatic ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows:

The models 9207, 9207X, CP9207 and CP9207X shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations shall be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing laboratory and further that these ranges may be used under the provisions of Section 64 of the Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 36-56-SA." and in addition thereto shall also indicate the model designation and the additional wording, "Equipped with an approved automatic shut-off" and further each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

37-56-SA

APPLICANT—Caloric Appliance Corp., owner.

SUBJECT—Application December 23, 1955—Caloric Domestic Gas Kitchen Heater Range, Models HB3, HB4, H9B3, H94B with prefix CP and suffixes U, A, LM, X, C, B and T, approval of.

APPEARANCES—

For Applicant: James J. Ruch and Alfred Teweles.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TESTS

Re: Cal. No. 37-56-SA

Subject: Caloric Domestic Gas Kitchen Heater Range, Models HB3, HB4, H9B3, H9B4 with Prefix CP and Suffixes U, A, LM, X, C, B, T.

The Caloric Appliance Corporation, Topton, Pa., owner-manufacturer, filed December 23, 1955 an application with the Board of Standards and Appeals for approval of the Caloric Domestic Gas Kitchen Heater Range, models HB3, HB4, H9B3 and H9B4 with prefix CP and suffixes U, A, LM, X, C, B and T under the provisions of C26-695.0 Administrative Building Code and for use under section 64 of the Multiple Dwelling Law.

Purpose

Domestic cooking ranges with a built-in space heater.

Description

These are conventional porcelain finished gas ranges in 36 inch and 40 inch widths with 4 top burners and an oven with broiler beneath. The ovens are provided with thermostatic heat control and automatic ignition is available as optional equipment for the oven and broiler.

In the left compartment beneath the range top is a heating unit for heating one or more rooms. This unit is equipped with a pilot light and an automatic gas shut-off device which will shut off the gas supply to the burner in case of pilot flame failure.

Provision is made to add a blower for forced circulation of the heated air. This blower does not enter the combustion area.

The oven burner input rating is 20,000 Btu per hr.

The room heater input rating is 35,000 Btu per hr. maximum.

The suffix designations indicate the following:

- A. Fully automatic backguard on the range top with convenient electrical outlets.
- B. Blower equipped room heater section.
- C. Water coil equipped room heater section.
- LM. Light and Minute Minder—plain backguard.
- T. Thermostatically controlled top burner.
- U. Standard backguard with convenience electrical outlet.
- X. Glass oven window and oven light.

Inspection and Test

The data submitted by the applicant was examined by Asst. Engr. G. F. Sklenarik, Committee on Test. The HB3 and HB4 series have been tested and approved by the American Gas Association under 1-(1034.1, .11, —1.1 & 1059) .001; 2-(1435.0 & —2.0) .001 and 1-(1034.2, .21 & —1.2) .001; 2-1435.101

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished", and as the American Standard for Installation of the Gas Piping and Gas Appliances in Buildings, approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliances automatically controlled—appliances equipped with an automatic pilot and other automatic devices which
 - (a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.
 - (b) graduate the gas supply to the burner or burners but do not effect complete shut-off of the gas.
2. Automatic ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at

a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means of other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes designed to control the gas supply to a burner or burners in order to maintain temperatures between pre-determined limits; the Committee on Test recommends as follows:

Models HB3, HB4, H9B3, H9B4 with prefix CP and suffixes U, A, LM, X, C, B and T being equipped with pilot thermostat shall be constructed with an approved device which shall automatically shut-off the gas supply when pilot light or other constantly burning flame is extinguished as the above models are considered to be automatically controlled gas appliances under the definitions as herein set forth and the requirements of Section 64 Multiple Dwelling Law all installations may be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing agency and in accordance with the requirements of C26-696.0.a.1 Administrative Building Code for venting the space heater and may be installed in accordance with Section 64 Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 37-56-SA," and in addition thereto shall also indicate the model designation and have the added wording "Equipped with an approved automatic shut-off" and further each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

84-56-SM

APPLICANT—Haslett Chute and Conveyor Co., owner.
SUBJECT—Application January 31, 1956—Haslett Chute and Conveyor Co., Side Hinged Intake Doors, for Aluminum Laundry Chutes, approval of.

APPEARANCES—

For Applicant: Maurice T. White.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 84-56-SM

Subject: The Haslett Chute and Conveyor Co., Side Hinged Intake Doors, for Aluminum Laundry Chutes.

The Haslett Chute and Conveyor Co., of Oaks, Penn., owner-manufacturer, filed January 31, 1956, application with the Board of Standards and Appeals for approval of their side hinged intake doors for aluminum laundry chutes under the provisions of section C.26-663.0.d of the Administrative Building Code.

Purpose

An opening protective assembly for laundry chutes.

MINUTES

Description

The Haslett side hinged intake door for aluminum laundry chutes consists of a door frame and door made of 22 ga stainless steel sheet. The door is 20 $\frac{1}{8}$ inches square and one inch in thickness. The filler material is an asbestos air cell core.

The door sets flush with the frame and is provided with a continuous stainless steel hinge on either the right or left side. A "Storm-King" door check is used to make it self-closing.

Inspection and Test

The Haslett intake door was inspected and tested at the Protexol Testing Laboratory, Kenilworth, N. J. Present at the test were Asst. Engr. G. F. Sklenarik, Committee on Test, Mr. M. T. White, representing the applicant and C. F. Hartman, L. J. Turner, J. Krip and H. Vettel of the Laboratory.

The door was tested in accordance with the provisions of Sections C.26-586.0 and C.26.610.0 of the Administrative Building Code and was subjected to a 1 $\frac{1}{2}$ hour fire and hose stream test.

The door successfully withstood the fire and hose stream test. A record of the test is on file with the application.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Haslett Side Hinged Intake Door for aluminum laundry chutes under the provisions of section C26-663.0.d provided each door bears a label, permanently affixed, reading as follows, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 84-56 SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

286-56-SM

APPLICANT—M. H. Lazarus and Co., Inc., owner.
SUBJECT—Application March 19, 1956—Vinyglas (draperies-blackout), approval of.

APPEARANCES—

For Applicant: Fred Krieger.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 286-56-SM.

Subject: Vinyglas (drapery material).

M. H. Lazarus & Co. Inc. New York filed March 19, 1956, an application with the Board of Standards & Appeals for approval of the material known as Vinyglas under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is to be used for draperies, curtains, etc., in places of public assembly.

Description

The fabric consists of a woven glass-fibered fabric coated on both sides with a vinyl plastic. The unit weight of the material is 15 $\frac{1}{2}$ ozs. per sq. yard and the average thickness is 0.015 inches.

Inspection and Test

Samples of the material identified as Vinyglas were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts Committee on Test and W. H. Masterson of the Laboratory.

The test was conducted in accordance with the requirements of the Flameproofing Rules of the Board and the results were as follows:

There was no flashing or flaming and the average time of glow within the charred area was 9-5/6 seconds.

The complete report is on file and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test concludes that the material Vinyglas possesses inherent flameproofing properties and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Flameproofing Rules.

The Committee further recommends that each wrapper or container in which the material vinyglas is marketed shall be stamped or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 286-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

400-56-SA

APPLICANT—Overhead Heaters New York, Inc., owner, Ducane Heating Corp., manufacturer.

SUBJECT—Application May 25, 1956—Risco Hot-Time Heater (oil-fired) Models S140, S180, L150, L180, S75, H75, L75, CF75, S90, H90, CF90, S110, H110 L110 and CF110, approval of.

APPEARANCES—

For Applicant: Rodger G. Leon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 400-56-SA

Subject: Risco Hot-Time Heater (Oil Fired) Models S140, S180, L150, L180, S75, L75, CF75, S90, H90, CF90, S110, H110, L110 and CF110, S250.

The Overhead Heaters, New York Inc., for Ducane Heating Corp. Manufactures filed May 21, 1956 an application with the Board of Standards & Appeals for approval of the appliance known as the Risco Hot-Time Heater, Models S140, S180, L150, L180, S75, CF75, S90, H90, CF90, S110, H110, L110, CF110 under the provisions of the Oil Burner Rules of the Board and Article 12 Chapter 26 Administrative Building Code.

MINUTES

Purpose

The appliance is an oil fired furnace to be used in domestic and commercial installations and the suspended models to be used in garages and places of explosive atmospheres.

Description

The letter designation in the various models refer to the type of unit; S signifying suspended C counterflow, H High-boy and the L, the low boy.

The number designation refers to the BTU input of the appliance.

The construction of all models and sizes are similar in that all are made of heavy gauge stainless steel combustion chamber, a 12 gauge steel heat exchanger, and an insulated steel jacket finished in baked enamel. The controls furnished with unit consist of thermostat, stack relay and fan and limit control.

The furnaces are fired by Sun-Ray Burners (approved by the Board under Cal. 748-48-SA) or any other burner approved by the Board.

Inspection and Test

A model S140 was inspected and tested by Asst. Engr. J. A. Darts Committee on Test. It was noted that the unit was fired by an approved Sun-Ray burner. The unit was tested through its entire operating range. The CO₂ content of the flue gasses was 11%.

The appliance has been approved by the Underwriters Laboratory under MP2199A.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Risco Hot-Time Heater, Oil Fired, Model: S140, S180, L150, L180, S75, L75, CF75, S90, H90, CF90, S110, H110, L110, CF110 and S250 for use in New York City in domestic and commercial installation when installed in accordance with the Oil Burner Rules of the Board and Article 12 Chapter 26 Administrative Building Code

The Committee further recommends that the models with the S designation or the suspended units may be installed in garages or places of explosive atmospheres on condition that the units be suspended at least 8'-0" above the floor level and that the air for combustion be brought in from outdoors through a sealed enclosure box or the air be brought into the oil burner through a 40/40 mesh screen located over the air intake of the burner

The Committee further recommends that all units bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 400-56-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

586-51-SA

APPLICANT—Prentiss Webers Products Co., owner-manufacturer (Sears, Roebuck and Co., agent).

SUBJECT—Homart Floor Furnace, Model 155.15, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION —

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 586-51-SA

Subject: Homart Floor Furnace Model 155.15.

Prentiss Webers Products Co., Wisconsin Rapids, Wisconsin, filed August 13, 1951 an application with the Board of Standards and Appeals for approval of the appliance known as the Homart Floor Furnace Model 155.15 under the provisions of Article 12, Chapter 26, Administrative Building Code and the Oil Burner Rules of the Board.

Purpose

The appliance is an oil fuel floor furnace, with floor register.

Description

The unit consists of a furnace equipped with either a manually or automatically operated mechanical draft oil burner of the vaporizing pot type operating with gravity oil feed supply fed to the burner from a constant level valve with anti-flooding device supplied as a part of each furnace. The furnace consists essentially of a casing, floor register, inner liner, baffles, combustion chamber, fire pot, limit control, constant level valve, oil lines and fittings, draft booster assembly and draft regulator.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts and it was noted that the installation would be contrary to the requirements of Article 12, Chapter 26 Administrative Building Code.

Recommendation

In view of the inspection of the model and the letters from the Board to the applicant dating through March 1952, in which it was stated that the installation would be contrary to the requirements of C26-693.0 Administrative Building Code, the Committee on Test recommends that the application be either disapproved or withdrawn.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that this appliance is hereby *withdrawn* in accordance with the report of the Committee on Test.

704-44-SA

APPLICANT—Rayfield-Staffco Burner Company, Inc., owner.

SUBJECT—Application for consideration—reopening for test and report as to additional models—re Rayfield Oil Burner, Models Jr. and D-4; previously approved.

APPEARANCES—

For Applicant: Joseph A. Kohart.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

706-45-SM—Vol. II

APPLICANT—Harold Perrine, for Flexicore Mfg. Association, owner.

SUBJECT—Application for consideration—reopening as Vol. II to establish fireproof rating for test and report—re Flexicore Floor and Roof Slabs; previously approved.

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APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II to establish fireproof rating.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

29-52-SA

APPLICANT—Modine Manufacturing Company, owner.
SUBJECT—Application for consideration—reopening for report as to additional models—re Modine Gas-fired Unit Heaters (space heaters) Models 65, 85, 105, 135 and 165; previously approved.

APPEARANCES—

For Applicant: Harry J. Clark.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

511-53-SM

APPLICANT—Busatti Corporation of America, owner. (Joseph Platzker, applicant).

SUBJECT—Applicant for consideration—reopening for report as to additional trade name for marketing—re Busatti Plaster; previously approved.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Application for report, as to proposed additional trade names.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

726-54-SM

APPLICANT—The Chicago Faucet Company, owner.
SUBJECT—Application for consideration—reopening for report as to additional models—re Chicago Faucet Vacuum Breakers, Models 893 ($\frac{3}{8}$ ") and 892 ($\frac{1}{2}$ "); previously approved.

APPEARANCES—

For Applicant: J. W. Edgett.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

734-48-SA

APPLICANT—Spacarb, Inc., owner.
SUBJECT—Spacarb Mix-A-Drink, Model 3D50, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

139-50-SA

APPLICANT—The See-More Emergency Lighting Company, Inc., owner-manufacturer.

SUBJECT—See-More Lite Exit-Sign Model A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

330-50-SM

APPLICANT—Per Alex of New Jersey, Inc., owner.

SUBJECT—Application April 27, 1950—re Per Alex Plaster and Concrete Aggregated; approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

331-50-SM

APPLICANT—Empire State Culvert Corp., owner-manufacturer.

SUBJECT—Empire State Culvert Corp. Galvanized Corrugated Metal Areawalls, Models "C" Half Circle Type and "P" Parallel Type, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

585-50-SM

APPLICANT—Richard A. Bolz, for Brady Clip System, owner-manufacturer.

SUBJECT—Brady Clip, Accessory for Gypsum Lath Partitions or Walls, Models 1A, 1, 2, 3, 4 each in all sizes in widths $\frac{3}{4}$ in. to 6 in. metal studs, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

663-50-SM

APPLICANT—Harold Linnemeyer, for Van Blarcom Closures, Inc., owner.

SUBJECT—Application September 20, 1950—Alpha spout cap (metal closure with inverted spout cap for containers of inflammable liquids); approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

655-50-SM

APPLICANT—Ocean Chemicals Corporation of America.
owner-manufacturer.

SUBJECT—Ocean Fire Protective Paint, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

740-50-SM

APPLICANT—Unit Structures, Inc. and/or Campbell and Ives Co., Inc., owner-manufacturer (Campbell and Ives Co., Inc., agent).

SUBJECT—Unit Laminated Arches and Beams, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

786-50-SA

APPLICANT—Florence Stove Company, owner-manufacturer.

SUBJECT—Florence Pot Type Oil Burning Radiant Circulating Heater Model KR36A-O, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

805-50-SM

APPLICANT—Julius Traub, for The Cambridge Tile Mfg. Co., owner-manufacturer.

SUBJECT—Camastic "B" (adhesive for the installation of clay tile), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 1, 1954, on Alt. App. 4451/49 reads:

"1. Entire 1st tier to be of 3 hr. construction as required under Sect. 3.2.3. of the Bldg. Code.

"2. Stairs from upper floors to lead in a continuous enclosure to street as per Sect. 6.4.1.11.

"3. Stair bulkhead to roof to be of 2-hr. construction as required under Sect. 3.2.3 of the Code.

"4. Stairs & hallways to be constructed of incombustible material as required under Sect. 4.1.1.7.1 of the Code.

"5. 1st fl. walls under stair exten. to be 12" thick as in Sect. 8.4.8.5."

and

WHEREAS, the applicant states the building is 4 stories, 48 ft. in height, 20 ft. by 100 ft. in area at 1st floor, 20 ft. by 82 ft. in area at typical floor, class 3 construction, erected in 1907 on a lot 20 ft. front by 100 ft. in depth, in a business use, C area, class one height district, used and occupied since 1939: cellar storage, stockroom and boiler room; 1st floor—retail furniture store, 5 persons; 2nd 3rd, 4th floors—retail furniture showrooms, no persons; entire building occupied by the owner; no change in use or occupancy is now proposed. The building is provided with one interior 3 ft. wide wood stairs, enclosed in fireproof blocks and extending to roof bulkhead. There are no doors provided in stair enclosure. There is one fire escape at rear extending to roof by ladder and with no egress from its lowest termination; and

WHEREAS, the owner was fined in Magistrates Court October 27, 1954, on charge of violating the Multiple Dwelling Law; and

WHEREAS, on October 27, 1954, a charge of violating the Multiple Dwelling Law was dismissed against the owner in Magistrates Court, Brooklyn; and

WHEREAS, the applicant states that this four story building was erected under N.B. App. 1486/07 and used as a store and 6 family new law tenement; that, however, the neighborhood changed into a furniture mart and the families moved out and the entire building is now being used by the owner as a furniture showroom with one tenant occupancy without a certificate of occupancy; that an alteration was performed wherein the main stairway terminated within the store on the first floor near the front by an ornamental run of stair; that this stairway is enclosed in brick and has a fireproof roof in the outer court; that under Alt. App. 4451/49, plans were approved for an extension in the rear yard; and

WHEREAS, the applicant states that the existing exits consist of the following: Cellar—an open 2 ft. 10 in. wide wood stair at the rear leading to the 1st story store; a 1 ft. 8 in. wide steel ladder with trap doors over flush with sidewalk; a 3 ft. 6 in. iron stair at the front with trap door over flush with sidewalk and 2 2 ft. 4 in. doors at front and 2 2 ft. trap doors flush with sidewalk; that the ceiling under the ornamental stair and over the boiler room is of concrete arch; from the first floor, exits consist of a 4 ft. wide open stairway from the 2nd floor enclosed in brick on three sides and equipped with a fireproof roof, an open 2 ft. 10 in. wide wood stair from the rear of the store down to the rear of the cellar, a 3 ft. open wood stairs from first floor sample room in rear extension up to second floor showroom, and a 2 ft. 6 in. door from rear extension at east of first floor extension to outer court which adjoins an outer court of an adjoining tenement; that from the 2nd floor the exits consist of a 3 ft. wide wood main stair enclosed in fireproof blocks with stair platforms and ceilings fire retarded with plasterboards and plaster; that there are no doors in the openings to the stairway; an ornamental fireproof stairs 4 ft. wide leading to first floor and connected by a 4 ft. hall to the main stairs; that there are no doors on this stairway;

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that from the second floor rear extension there is a 3 ft. open stair leading to the first story; that there also exists a closet under the main stair leading from second to third floor; and

WHEREAS, the applicant states that the exits from the third and fourth floor consist of a 3 ft. wide wood main stair enclosed in fireproof blocks with platforms and ceilings fire retarded with plasterboards and plaster, there are no doors on this stairway; there is a multiple dwelling type fire escape on the rear wall serving the third and fourth floors; that at the foot of the main stair leading to roof on the fourth floor there exists a wood door and wood enclosure; and

WHEREAS, the applicant states the exit from the roof consists of the main stair of wood construction leading to the roof bulkhead which is fire retarded with $\frac{1}{2}$ in. plaster boards and plaster and gooseneck ladder leading to the rear fire escape; and

WHEREAS, the applicant states the 4 story building adjoins to the north and south at the same level; and

WHEREAS, the applicant contends as to Objection 1, that it is requested a variance be granted on the grounds that compliance would prove unnecessarily harsh and be practical only in new buildings and should not be made to apply to an existing building; that a modified sprinkler system will be installed in the cellar and first story under the converted dwelling sprinkler Rules and connected to the street supply with separate tap; that the cellar ceiling is $\frac{1}{2}$ in. plasterboards and plaster; and

WHEREAS, the applicant contends as to Objection 2, that a modification is requested as the entire building will be occupied by the owner for the retail sale and display of household furniture and as a rule there are no persons on any floor except the first floor; that it is now proposed to rearrange the second floor hall with new fire retarded partitions and enclosing the stair from the second floor with one hour self-closing fire test door; that this stair will have a continuous enclosure except at the first floor where the stair is enclosed in brick on three sides and with fireproof arches and is open on one side; that this stair terminates 13 ft. 6 in. from the street exit door; that in order to substitute for the required continuous enclosure to the street it is proposed to provide a sprinkler system on cellar and first floor installed in accordance with the usual requirements for converted dwellings; and

WHEREAS, the applicant contends as to Objection 3, that a variance is requested to accept the existing bulkhead as it is constructed of studs and plasterboards and plaster inside and covered on the outside with 26 gauge metal, as required by the Tenement House Law when the bulkhead was erected; and

WHEREAS, the applicant contends as to Objection 4, that it is requested that the existing stairs and hallways be accepted on the grounds that the enclosure partitions in the second, third and fourth floors are fireproof blocks and stair platforms and ceilings are of fire retarded construction as is required by the Tenement House Law which also required a 5 in. cinder deafening in the platforms; that a new fire retarded stair hall passage be constructed connecting the present main stair and the present ornamental stair leading to first floor; that all door openings in the stair hall be protected with one hour self-closing fire test doors and steel bucks and provided with exit signs and lights; that the auxiliary wood stairway enclosure on the fourth floor be completely removed; that closet under the second floor stairway be removed; and

WHEREAS, the applicant contends as to Objection 5, it is requested that the walls be accepted on the grounds that 8 in. walls can be erected unbraced for a height of 13 ft.; that stresses are not exceeded; that the second story walls are well braced to cross walls; that the area is small, the loads are light, and the height is low; and

WHEREAS, the applicant contends generally that the condition is good and, in addition, the cellar and first floor will be sprinklered, that the main stairs will have enclosure and fireproof doors and the cellar stairs will be enclosed in fireproof construction; that all exit doors will have approved

exit signs and light; that a wrought iron stationary ladder will be provided in the second floor rear extension leading to a new 2 ft. by 3 ft. scuttle in the roof so that access to the roof can be provided; that fire escape stair of the rear fire escape will be extended to the roof of the second story extension; that the trap doors of the southerly street cellar stairs will have no locks on the outside but will have draw bolts on the inside; and

WHEREAS, the applicant requests in view of the above proposals and in consideration of the very light occupancy. it is requested that the relief herein sought be granted; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1954, acting on Alt. App. 4451/49, Objections 1 to 5 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be occupied as to the cellar, first and second floors only, as proposed, as indicated on plans filed with this application, marked "Received June 27, 1956" (4 sheets) *on condition* that the building shall not be increased in height or area; that this variance shall continue only so long as the building is occupied as proposed as a furniture store with the upper two floors kept vacant; that the fire escape at the rear of the building shall be put in good condition with gooseneck ladder to roof and counterbalanced ladder from the second story roof to the court on the premises from which means of exit shall be by access to the adjoining property whence there shall be a means of exit direct to the street; that the cellar ceiling shall be fire retarded as proposed; that the windows on the court as indicated shall be protected with studs and plasterboard so as to make a protective enclosure; that a door shall be maintained at the stairs at all points above the first story and such door shall be fireproof and self-closing so as to provide a stairway enclosure; that the stairway shall be protected with a sprinkler system of a type as approved for multiple dwellings, with a water service line from the street main; that similar sprinklers shall be maintained in the cellar fed from the above required street line and on the first floor; that in all respects the building and occupancy shall comply with all rules and regulations applicable thereto.

412-56-A

APPLICANT—Burke, Green and Groh, for Louis and Grace Molinari, owners (Grace Letter Shop, lessee).

SUBJECT—Application June 1, 1956—Appeal from a decision of the borough superintendent, re use of frame building, re stairway, etc.

PREMISES AFFECTED—89-29 162nd street, east side, 283 ft. $2\frac{1}{4}$ in. south of 89th avenue, Block 9761, Lot 28, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, and Louis Molinari.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 14, 1956, on Amendment to Alt. Applic. 2971/55 reads:

"1. The use of the premises as offices on the first and second floors of a frame class IV building is contrary to 4.1.3 (5a) Building Code.

"2. It is unlawful to open a toilet room into the enclosure of a required stairway 6.4.1.8.2 (2a) Bldg. Code."

and

WHEREAS, the applicant states the building is 3 stories, 24 ft. in height, 22.5 ft. front by 63.31 ft. irregular in depth at street level, 45.2 ft. in depth at typical floor level, of class IV construction, erected prior to 1916, located on a

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lot 37.6 ft. front by 127.6 ft. in depth, in a retail use, B area, Class one height district, and used and occupied as follows: cellar—boiler room and storage; 1st floor—store (stationery and mimeographing), 2 persons; 2nd floor—dwelling, one family; 3rd floor—dwelling, one family; both apartments now vacant; and proposed to be used and occupied as follows: cellar—boiler room and storage; 1st floor—store (stationery and mimeographing), 2 persons; 2nd floor—office, 10 persons; 3rd floor—office, number of occupants not stated. The building is provided with two interior stairs, 3 ft. 6 in. wide of frame construction, extending to roof bulkhead and direct to street; that stairs are not provided with doors at openings thereto; and

WHEREAS, the applicant states that the owner occupies the ground floor as a stationery and mimeographing establishment and the two floors above consist of a 4-room apartment on the second floor and a 5-room apartment on the third floor, both apartments now vacant; that it is proposed to change the use of the second and third floors to offices; and

WHEREAS, the applicant states that the building contains 3 in. by 4 in. studs with sheathing; north lot line consists of an existing brick filled party wall; that it is proposed to construct a toilet at the stairway leading to the second floor landing and to convert the second story into offices and to construct a toilet on the third story landing and similarly arrange the third story for office use; that the stairways are of frame construction, firestopped on all floors; that the exterior of the building on the first floor is brick and is surfaced with asbestos shingles above; that the roof is of metal; and

WHEREAS, the applicant contends that there are many similar buildings in Jamaica used for similar purposes; that every precaution will be taken to make the establishment as safe as possible; that in 1932 a permit was issued for the conduct of a restaurant and the restaurant use continued until 1940; that the proposed use is less hazardous than the previous restaurant use; that it is therefore requested that the Board act favorably on this application; and

WHEREAS, the premises was inspected by a committee of the Board, and the committee found that the work had been substantially completed ahead of the action by this board on the variance.

Resolved, that the decision of the Borough Superintendent, dated May 14, 1956, acting on Alt. App. 2971/55, Objections 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of the present building as a store on the first floor and offices on the two upper floors with no occupancy in the attic, substantially as proposed and as indicated on plans filed with this application marked "Received September 5, 1956" (3 sheets), and "September 28, 1956" (1 sheet), *on condition* that the building shall not be increased in height or area and shall be occupied only as proposed for office work without any manufacturing or display of materials on the two upper floors and also to permit the use of toilet rooms off the stair landings on the second and third floor; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto.

114-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for City of New York, Dept. of Parks, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re amendment as to change in use—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—30 Lafayette avenue and 97 St. Felix street, southwest corner and 97 Ashland place, Block 2111, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider amendment as to change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
Commissioner Keating and Deputy Chief Connolly ... 4
Negative 0

869-55-A

APPLICANT—Kitzler and Nurick, for Mon-Lew-Ed Corp., owner.

SUBJECT—Application November 3, 1955—Appeal from a decision of the borough superintendent, re exits.

PREMISES AFFECTED—171 Joralemon street, north side, 126 ft. 5½ in. east of Clinton street, Block 255, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
Commissioner Keating and Deputy Chief Connolly ... 4
Negative 0

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.

SUBJECT—Application February 4, 1955—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 9, 1956, at 2 P.M., for inspection and decision and for applicant to file revised plans as to occupancy of second floor; hearing previously closed.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Montrose H. Massler.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to October 16, 1956, at 2 P.M. for further consideration and decision; hearing closed.

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.

SUBJECT—Application June 7, 1956—Appeal from a decision of the borough superintendent, re omission of fire wall.

PREMISES AFFECTED—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 11th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy and H. A. Kesend.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 9, 1956, at 2 P. M., for inspection and decision; hearing closed.

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234-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Woodside Associates, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment as to new occupant and change of use—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business and partly in a residence use district, the conversion of occupancy of an existing building used as a public garage, to the storage of plumbing and heating supplies and also in part as a public garage; at the expiration of the seven year period, it is proposed that the use of the building is to revert to a public garage throughout.

PREMISES AFFECTED—47-55 48th street, northeast corner of 48th avenue and 47-56 49th street, Block 2286, Lot 53, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and John V. Neill.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, an May 9, 1944, on certain conditions; and

WHEREAS, the resolution was amended on January 24, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 9, 1944, as thereafter *amended* by resolution adopted January 24, 1950, to permit the building to be continued as a warehouse but to change the material stored in the warehouse from plumbing supplies to electric supplies and houseware to be occupied by the Lafayette Electric Supply Company *on condition* that the requirements of the resolution above cited shall be complied with; and as shown on plans filed with this request for amendment marked "Received September 5, 1956" (2 sheets), and as passed on by the Borough Superintendent under Alt. App. 963/56 under date of September 27, 1956; and that a new Certificate of Occupancy shall be obtained.

332-51-BZ

APPLICANT—George J. Coker & Sons, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from garage for six private cars and dwelling—to garage for three motor vehicles, caterer's kitchen and two dwellings, for a term of 25 years.

PREMISES AFFECTED—167 East 73rd street, north side, 180 ft. east of Lexington avenue, Block 1408, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Coker.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert

Commissioner Keating and Deputy Chief Connolly ... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 15, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 15, 1952 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision c for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 550/51.)

170-55-BZ

APPLICANT—Charles A. Buckley, Jr., for Patrick R. O'Connor, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete any amendment as to pump distance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commisisoner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as adopted by the Board on July 26, 1955, only so far as it has reference to pumps, so that as *amended* this portion of the resolution shall read:

"that pumps shall be of a low approved type and erected not nearer than 10 ft. to the street building line";

and as to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the court proceedings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N. B. App. 1491/54).

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application for consideration—reopening for amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than five motor vehicles.

PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 10, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 10, 1956 by adding thereto:

"that there may be minor changes permitted consisting of the following: one additional gasoline pump island on Hegney Place located 15 ft. from the building line; installation of an open truck greasing pit at the north portion of the lot; change in width of curb cut from 26 ft. to 30 ft. for one curb cut on Hegney Place; to two 20 ft. and one 16 ft. to a total of curb cut length of 56 ft., all as shown on revised plans marked 'Received September 4, 1956' (one sheet); that in all other respects the resolution above cited shall be complied with" (N. B. 719/55).

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance and time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, time to complete work extended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4

Negative 0

THE RESOLUTION—

WHEREAS, the application was granted by the Board on June 26, 1956, on certain conditions; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1956, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7a for a term of 15 years to permit * * *;"

and as to time to complete, so that as *amended* this portion of the resolution shall read:

"that in view of statement by applicant that the work has not been commenced owing to difficulty in obtaining mortgage loan, that all permits required shall be obtained and all work completed and a Certificate of Occupancy obtained within six months from the date of this *amended* resolution." (Alt. App. 566/55.)

725-55-BZ

APPLICANT—William Lescaze and Matthew W. Del Gaudio, for Department of Public Works, City of New York, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use district B area, Class 2 height district, the erection of a class 1, 12 story and penthouse building, with proposed building widths outside of the setback lines above the height limit, in excess of permissible dormer widths.

PREMISES AFFECTED—71-83 Lafayette street, east side, 111-131 Centre street, west side, 20-38 Franklin street, north side, and 101-113 White street, south side, entire block, Block 169, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Matthew W. Del Gaudio.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 13, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1956, by adding thereto:

"that the penthouse and portions of the main roof may be at higher elevations, as proposed and as shown on plans filed with this request for amendment marked 'Received September 6, 1956', (5 sheets), *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." N.B. 79/55.

361-37-BZ—Vol. III

APPLICANT—Burke, Green & Groh, for Stuart A. Weiss and Kenneth M. Weiss, owners.

SUBJECT—Application for consideration—reopening as Vol. III to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—91-11 Roosevelt avenue, northeast corner 91st street, Block 1479, Lot 38, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: George H. Wood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. III subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

458-38-BZ—Vol. III

APPLICANT—Henry Nordheim, for Frank Memola, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of entrances, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubratorium).

PREMISES AFFECTED—1800 Cross Bronx Expressway, southeast corner of 1376 Beach avenue, Block 3881, Lots 11, 20 and 21, Borough of The Bronx.

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MINUTES

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider extension of entrances.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

418-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Salvatore Franzone, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider increased area and uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the construction of a building to be used as a gasoline service station, lubritorium, sales and repair shop for minor automobile repairs.

PREMISES AFFECTED—137-32 Centerville street, northwest corner of 149th avenue, Block 11534, Lot 36, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider increased area and uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

729-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Henry Bender, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of area and uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution; permitting in a business use district, the reconstruction and extension of existing gasoline service station to include auto washing, lubritorium, sales of accessories and office.

PREMISES AFFECTED—14-02 to 14-14 37th avenue, 36-02 to 36-10 21st street and 36-01 to 36-09 14th street,

southwest corner, Block 349, Lot 16, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. II subject to the regular procedure to consider extension of use and area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

919-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application for consideration—reopening of extension of term of variance which expired May 29, 1956—re Application (decision of the borough superintendent): previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station, lubritorium, car washing, sales training room, storage and office and permitting ground signs and permitting curb cuts more than permitted distance from intersection.

PREMISES AFFECTED—69-02 to 69-20 Northern boulevard and 33-01 to 33-09 69th street, southeast corner and 33-02 to 33-10 70th street, Block 1242, Lot 1, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing on October 30, 1956, at 10 a.m., to consider extension of the term of the variance which expired on May 29, 1956, subject to the regular procedure waiving all requirements except filing of a new decision of the borough superintendent, which has been filed, and copy of Certificate of Occupancy in effect to May 29, 1956; and two publications in the Bulletin for notice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

Remaining Minutes of the Meeting of October 2, 1956, will appear in the issue of October 16, 1956.

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BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

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COURT DECISIONS.

Matter of Northfield Civic Corporation, Inc., et al:—On May 3, 1955, the Board granted a variance under Sections 7e, 7f, 7i and 7A of the Building Zone Resolution, to permit in the business use portion of a plot located in a residence use and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, motor vehicle repairs, storage and sale of accessories and an office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced; Cal. No. 881-54-BZ; Premises 218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street, 45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09—218th Street, Bayside, Borough of Queens.

On June 9, 1955, Copy of Certiorari was served by petitioners, objecting property owners.
At Special Term, Supreme Court, Mr. Justice Rabin sustained the Board, stating in part:

"This is a motion by the Board of Standards and Appeals of the City of New York to vacate an order of certiorari obtained pursuant to section 668-e-1.0 of the Administrative Code of the City of New York to dismiss the petition upon which it was granted and to affirm the determination of the Board of Standards and Appeals.

After due notice and a complete hearing with an opportunity for those appearing in opposition to interpose any and all objections, an inspection of the site and the neighborhood was made by a committee of the board, which thereupon unanimously granted the variance under review with certain conditions and safeguards as to adequately preserve the surrounding properties in such a manner as not to be detrimental to public health, safety and general welfare. It does not appear from the entire record that in so acting, the respondent board abused its discretion, or acted in bad faith, or that its action was unreasonable, arbitrary, discriminatory or illegal. Under these circumstances it would be an abuse of discretion for this court to substitute its judgment for that exercised by the respondent board, consisting as it does of men with special qualifications of training and experience' * * *. Accordingly, the motion by the respondent board to vacate the order of certiorari and to dismiss the petition is granted and the determination under review confirmed without costs" (N. Y. L. J. August 23, 1956).

Matter of Ethel Gordon, et al vs. Harris H. Murdock, et al:—On April 24, 1956, the Board denied an application under Section 7, subdivisions f, i and 7A of the Zoning Resolution to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted; Cal. No. 624-55-BZ; Premises 202-15 Northern Boulevard and 43-22 to 43-30—203rd Street, northwest corner, Bayside, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Stier, affirmed the Board's action (N. Y. Law Journal, September 17, 1956, page 11), in the following decision:

"In a proceeding brought to review and annul respondent's determination, denying to petitioners permission to erect a gasoline station, respondents move for an order vacating the order of certiorari and affirming the determination. The motion is granted. This court cannot say, on the record before it, that the respondents acted either arbitrarily or illegally in denying petitioner's application. The situation existing on the southerly side of Northern Boulevard in the area in question is markedly dissimilar to that existing on the northerly side, the side on which petitioners seek to erect the gasoline station. Submit order."

42-BZ—Vol. II, 777-45-BZ, 303-46-BZ, 739-49-BZ—
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CALENDAR

DOCKET

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651-56-BZ—B.M.—514-516 West 168th street, south side, 120 ft. east of Audubon avenue, Block 2123, Lots 86 and 87, Borough of Manhattan, Amendment to Alt. 173-56—re parking and storage of more than 5 cars—residence use district.

652-56-A—B.M.—14-18 East 66th street, south side, 122 ft. west of Madison avenue, Block 1380, Lots 61, 62 and 63, Borough of Manhattan, Alt. 1299-56—re non-fireproof construction—regular height.

653-56-BZ—B.B.—98-108 Avenue U and 2102-2112 West 9th street, southwest corner, Block 7117, Lot 6, Borough of Brooklyn, N.B. 1886-56—re area excessive.

654-56-BZ—B.B.—994-1008 McDonald avenue and 35-45 Lawrence avenue, northwest corner, Block 5440, Lots 35 and 37, Borough of Brooklyn, N.B. 1566-56—re gasoline service station, auto washing, office, sale of accessories, minor repairs, etc.; sign showwindows with 25 ft. residence use district.

655-56-BZ—B.B.—6202-6212 New Utrecht and 1414 62nd street, southwest corner and 6201-6207 14th avenue, Block 5734, Lots 8 and 12, Borough of Brooklyn, N.B. 1719-56—re gasoline service station, minor repairs, car washing, sales, storage; parking of cars to be serviced, etc.

656-56-BZ—B.B.—3203-3229 Nostrand avenue, east side, 95 ft. north of Avenue S, Block 6836, Lot 52, Borough of Brooklyn, N.B. 1642-56—re height excessive for D area district.

657-56-A—B.M.—173-175 Duane street, north side, 25 ft. west of Staple street, Block 143, Lot 9, Borough of Manhattan, Alt. 855-56—re non-fireproof construction for factory use; egress.

658-56-SM—Hammond Open-End Laundry Washer, manufactured by Hammond Laundry-Cleaning Machinery Co., Appliance.

659-56-BZ—B.M.—407-413 East 57th street, north side, 54 ft. east of 1st avenue and 1052-1056 1st avenue, east side, 57 ft. north of East 57th street, Block 1369, Lot 2, Borough of Manhattan, Alt. 1357-56—re parking lot for more than five motor vehicles—local retail and residence use district.

660-56-BZ—B.Q.—65-65 Fresh Meadow lane, northeast corner of 67th avenue, Block 6916, Lots 1, 3 and 5, Flushing, Borough of Queens, N.B. 3049-56—re gasoline service station, auto washing, lubrication, office, sales, minor repairs, etc.—business use district.

661-56-BZ—B.Q.—92-10 Astoria boulevard, southeast corner of 92nd street, Block 1366, Lot 32, Jackson Heights, Borough of Queens, N.B. 349-56—re gasoline service station, auto laundry (non automatic), minor repairs, parking of motor vehicles—retail and residence use district.

662-56-BZ—B.B.—3875 Flatlands avenue, north side, 100 ft. east of Flatbush avenue and 1973-1983 Flatbush avenue, east side, 30 ft. north of Flatlands avenue, Block 7821, Lots 21, 23 and 122, Borough of Brooklyn, Alt. 2112-56—re parking lot—business and residence use district.

663-56-BZ—B.Q.—45-11 156th street, east side, 100 ft. south of 45th avenue, Block 5435, Lot 39, Flushing, Borough of Queens, Alt. 1600-56—re G-1 area district—alteration of existing dwelling for one family to 2 families—residence use district.

664-56-SM—Re-Nu-It Exterior Wall Resurfacer, manufactured by Re-Nu-It Corp., Material.

665-56-SA—Federal Automatic Gas-fired In-Shot Conversion Burner, Models 34, 5 and 7, manufactured by Adams Manufacturing Co., Appliance.

666-56-BZ—B.B.—897-901 Glenmore avenue, north side, 20 ft. west of Logan street, Block 4189, Lot 42, Borough of Brooklyn, Alt. 2141-56—re change in use to manufacturing from auto display and manufacturing to knitting mills—local retail use district.

667-56-A—B.B.—897-901 Glenmore avenue, north side, 20 ft. west of Logan street, Block 4189, Lot 42, Borough of Brooklyn, Alt. 2141-56—re exits, etc.

668-56-BZ—B.Q.—166-30 9th avenue, south side, 91 ft. east of 166th street, Block 4602, Lot 40, Beechhurst, Borough of Queens, N.B. 1893-56—re construction of proposed supermarket, tennis courts on roof and parking for 149 cars; setback—residence use, F area district.

669-56-BZ—B.Q.—166-26 Powells Cove boulevard, south side and 166-31 9th avenue, north side, 160.8 ft. east of 166th street, Block 4603, Lot 19, Beechhurst, Borough of Queens, N.B. 2308-56—re more than one building on lot; parking of motor vehicles not on same lot with multiple dwelling—residence use, F area district.

670-56-A—B.Q.—166-26 Powells Cove boulevard, south side, and 166-31 9th avenue, north side, 160.8 ft. east of 166th street, Block 4603, Lot 19, Beechhurst, Borough of Queens, Buildings 20 and 23 (under section 35, General City Law re buildings in bed of mapped street—Burton street), N.B. 2308-56.

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123-47-A—Vol. IV—N.B.—623 Linden boulevard and 328-338 East 45th street, northwest corner, cellar, 1st and 2nd floors, Block 4865, Lot 26, Borough of Brooklyn, Alt. 2226-53—re increase in occupancy and area—Class III construction.

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641-50-A—Vol. II—B.M.—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue, Block 1312, Lot 62, 4th floor, Borough of Manhattan, Alt. 1137-56—re extension of commercial use.

229-50-SA—Timken Silent Automatic Gas Burners, Models GFD-60, GFD-80, GFD-107, GFH-56, GFH-80, GBB-60 and GBR-80 (reopened for report as to additional models), manufactured by Scaife Company, Timken Silent Automatic Division, Appliance.

121-35-SA—Timken Silent Automatic Water Heater, Models 40-A and 50-B (reopened for report as to additional models), manufactured by Scaife Company, Timken Silent Automatic Division, Appliance.

266-34-SA—Timken Silent Automatic Oil Burner, Model G (reopened for report as to additional models), manufactured by Scaife Company, Timken Silent Automatic Division, Appliance.

317-33-BZ—Vol. II—B.Q.—139-01 to 139-21 Jamaica avenue and 139-02 to 139-18 89th avenue, northeast corner, Block 9673, Lot 1, Jamaica, Borough of Queens, Alt. 1312-56—re proposed extension of the roof of lubritorium.

279-55-BZ—Vol. II—B.Bx.—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx, N.B. 243-55—re auto show-rooms, gas station, lubritorium, auto laundry, minor repairs and parking of cars waiting to be serviced; rear yard—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Smoking in Factories, Rules for ...	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25: By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 16, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 16, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service. PREMISES—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

Laid over from September 11, 1956, to October 16, 1956, for inspection and decision; hearing closed.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nylcd Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary; then to October 16, 1956 for further inspection and decision.

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271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 18, 1956, at the request of an objector; no further request for adjournment; then to October 16, 1956, for inspection and decision; hearing closed.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garages and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nierenberg, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach Boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okoshken and Louis Levine, owners. (William Crystal, lessee).

SUBJECT—Application May 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

PREMISES—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

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599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed.

682-54-A

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—Appeal from a decision of the borough superintendent—re frame structure with fire limits—business use; exits.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubricatorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956 to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date; then to October 16, 1956, for applicant to revise his plans to include space which has been acquired from the city and file a revised decision from the Department of Buildings.

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagli, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline

service station, lubricatorium, car wash, minor auto repairs, sale and storage of auto accessories.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

Laid over from September 25, 1956 to October 16, 1956, for applicant to file revised plans and for decision by the board; hearing closed.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

Laid over from September 18, 1956 to September 25, 1956, at the request of applicant; notices mailed did not provide the required time; applicant to send out further notice to affected property owners by regular mail; then to October 16, 1956, for inspection if necessary and decision; hearing closed.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Espo-sito, owner.

SUBJECT—Application January 3, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harriscn, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed.

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superin-

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tendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

Laid over from September 18, 1956 to October 2, 1956, to file a decision of the borough superintendent; then to October 16, 1956, for applicant to file a new decision of the borough superintendent.

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application reopened July 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lot 24, Borough of The Bronx.

765-49-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Clarence R. Knickman, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the proposed extension of parking and storage, outdoor display, sales of motor vehicles, Certificate of Occupancy does not include garage for 3 cars or office building.

PREMISES AFFECTED—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens.

194-56-A

APPLICANT—Burke, Green and Groh, for Clarence R. Knickman, owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re use of frame building—business use.

PREMISES AFFECTED—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens.

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars.

PREMISES AFFECTED—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

346-55-BZ

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—re (decision of the borough superintendent) under sections 7c and 7a of the zoning resolution, to permit in a business use district, proposed extension of building and openings between adjacent parts of buildings; new extension to be used for machine shop and welding and storage of acetylene and oxygen bottles; new storage space to be used for the parking of 3 trucks.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

347-55-A

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office, boiler room, meat processing and including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

1015-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Daniel and Mildred Gallo, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing non-storage garage for more than 5 motor vehicles and gaso-

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line service station, lubritorium, minor auto repairs and car washing, to include brake work, wheel alignment, storage room, office, sales, parking and storage of motor vehicles, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—81-01 to 81-15 (81-11 official) 41st avenue and 40-47 to 40-53 81st street, northeast corner, Block 1492, Lots 35 and 37, Elmhurst, Borough of Queens.

93-56-BZ

APPLICANT—Charles M. Spindler, for Saul and Herman Shapiro, owners.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed reconstruction of present gasoline service station and use of premises for gasoline service, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service; proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—4002-4014 Avenue U and 2001-2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

579-56-BZ

APPLICANT—John F. Fitzsimons, for Sol Cafe Manufacturing Corp., owner.

SUBJECT—Application August 31, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, B area, ½ height district, the erection of a 4 story building including tower (which includes 6 platforms), which exceeds the height limit.

PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

580-56-A

APPLICANT—John F. Fitzsimons, for Sol Cafe Manufacturing Corp., owner.

SUBJECT—Application August 31, 1956—Appeal from a decision of the borough superintendent—re egress, vertical openings, etc.

PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 16, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened May 1, 1956—re amendment to resolution as to additional models—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace, Models UH40, UH60, UHB60, UHB80, UHB100, FU40A, FU60A, FUB40A, FUB60A, FUB80A and FUB100A; previously approved.

1005-54-SA

APPLICANT—Linde Air Products Company, Div. of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.

SUBJECT—Application June 7, 1956—re Appeal from a decision of the borough superintendent—omission of fire wall.

PREMISES AFFECTED—12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

927-55-A

APPLICANT—Samuel S. Arlen, for Royal Paper Corp., owner.

SUBJECT—Application November 14, 1955—Appeal from a decision of the borough superintendent—re stairways.

PREMISES AFFECTED—210-216 11th avenue and 564-563 West 25th street, southeast corner, Block 696, Lot 65, Borough of Manhattan.

27-56-A

APPLICANT—Herman E. Horwood, for 730 Fifth Ave., Corp., owner.

SUBJECT—Application January 10, 1956—re Appeal from a decision of the borough superintendent—stairways.

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PREMISES AFFECTED—728-734 5th avenue and 2-4 West 57th street, southwest corner and 3-9 West 56th street, sub-cellar, Block 1272, Lot 39, Borough of Manhattan.

676-44-A—Vol. IV

APPLICANT—Charles Kandall, for Congregation Anshei Zedek of Bensonhurst, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. IV—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—6720 19th avenue, northwest corner of 68th street, Block 5569, Lot 45, Borough of Brooklyn.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

153-54-A—Vol. II

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re increase in the number of persons on 2nd floor.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

668-55-A

APPLICANT—Hurley and Hughes, for Chase Manhattan Bank, owner.

SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan.

652-56-A

APPLICANT—Maurice Courland, for The Jewish Agency, Inc., owner.

SUBJECT—Application October 1, 1956—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—14-18 East 66th street, south side, 122 ft. west of Madison avenue, Block 1380, Lots 61, 62 and 63, Borough of Manhattan.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning October 23, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7c of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wash-

ing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 25, 1956, at the request of an objectant; no further request for adjournment; then laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for

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sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

Laid over from September 11, 1956 to October 2, 1956, for further consideration, and for applicant to furnish additional information as to upland property and marginal street; then to October 23, 1956, for inspection and decision; hearing closed.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary; then to October 2, 1956, at the request of the applicant to file further revised plans and other information requested by the Board at the meeting of July 24, 1956; hearing previously closed; then to October 23, 1956, for inspection and decision.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision.

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use of an existing dwelling to offices.

CALENDAR

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building—offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of the Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zone Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zone Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—re (decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.

PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

SUBJECT—Application July 19, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

CALENDAR

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

115-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Iovine, owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from office, storage of roofer's materials and equipment, office, lunch room, automobile wrecking yard, parking and storage of more than 5 cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas.

PREMISES AFFECTED—5283-5291 Kings Highway, east side, 60 ft. 9¾ in. north of Preston court, Block 7949, Lots 20 and 23, Borough of Brooklyn.

256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Costango Ramieri, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia place, east side, 248 ft. north of State street and 26-28 Willow street, Block 259, Lot 15, Borough of Brooklyn.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

1008-55-BZ

APPLICANT—Thomas R. Sullivan, for Milton Jaeger, owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h of the zoning resolution, to permit in a retail and local retail use district the proposed erection and maintenance of a gasoline service station, car washing, lubrication, sale of accessories, minor motor vehicle repairs with hand tools only, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1252 Forest avenue and 444 Jewett avenue, southwest corner, Block 388, Lot 54, West Brighton, Borough of Richmond.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

CALENDAR

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises for bachelor apartments to photographers' studios, to occupy more than 65% of the lot in the B area portion and more than 55% of the lot in the D area portion.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

464-56-BZ

APPLICANT—Ivan E. Zukovskyj, for Mychailo Drebycz, owner.

SUBJECT—Application July 2, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of a 2 family dwelling which encroaches upon the required 10 foot setback.

PREMISES AFFECTED—1880 Hutchinson River parkway, east side, 25 ft. south of Morris Park avenue, Block 4190, Lots 14 and 15, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 23, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 23, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

56-56-A

APPLICANT—Sidney Daub, for Kohner Realty Corp., owner.

SUBJECT—Application January 16, 1956—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan.

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.

SUBJECT—Application February 4, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.

SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.

PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.

PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

352-56-A

APPLICANT—Millard Bresin, for Quadro Service Inc., owner.

SUBJECT—Application May 8, 1956—Appeal from a decision of the borough superintendent—re exits, live load, etc.

PREMISES AFFECTED—125-131 South 1st street, north side, 149 ft. 9 in. east of Berry street and 144-150 Grand street, south side, 159 ft. 2 in. east of Berry street, Block 2392, Lot 18, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 30, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 30, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, at the request of an objector; no further request for adjournment; then to October 30, 1956, for inspection and decision; hearing closed.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. and H. H. Karsten, owner.

CALENDAR

SUBJECT—Application reopened February 7, 1956—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; and for applicant to file revised plans covering the two proposed occupancies. Hearing closed.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry owners.

SUBJECT—Application June 29, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

522-56-BZ

APPLICANT—Simeon Heller, and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue and 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

919-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 2, 1956 for consideration as to extension of term of variance, expired May 29, 1956—re (decision of the borough superintendent) previously granted on condition under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station, lubricatorium, car washing, sales training room, storage and office and permitting ground signs and permitting curb cuts more than permitted distance from intersection.

PREMISES AFFECTED—69-02 to 69-20 Northern boulevard and 33-01 to 33-09 69th street, southeast corner and 33-02 to 33-10 70th street, Block 1242, Lot 1, Jackson Heights, Borough of Queens.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Koss, owners.

SUBJECT—Application reopened October 2, 1956 for consideration as to time to complete, expired May 10, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, permitting for a term of twenty years, in a residence use district, the erection and maintenance of a business structure (stores) and permitting the parking of patrons' and employees' motor vehicles on unbuilt portion of plot (previously withdrawn, re permit the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h, and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubricatorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, Block 6236, Lot 23, Borough of Brooklyn.

498-55-BZ

APPLICANT—Reliable Home, Inc., Harry, Simon and Leiser Noveck, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the maintenance of a 2 family residence and garage of class 4 construction, with chimney encroaching upon the required setback.

PREMISES AFFECTED—47-47 158th street, northeast corner of Oak avenue, Block 5488, Lot 8, Flushing, Borough of Queens.

CALENDAR

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morganroth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a

proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.
PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 7, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 7, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

317-33-BZ—Vol. II

APPLICANT—Ervin Palmer, for Dickel Construction Co., owner (Arnold Lowenstein, lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, proposed extension of the roof of lubritorium, which is contrary to resolution of Board of Standards and Appeals Cal. No. 317-33-BZ.

PREMISES AFFECTED—139-01 to 139-21 Jamaica avenue and 139-02 to 139-18 89th avenue, northeast corner, Block 9673, Lot 1, Jamaica, Borough of Queens.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

676-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district proposed change of use of auto showroom, office, parking of more than 5 motor vehicles, sale and display of more than 5 new and used cars, garage for not more than 5 motor vehicles, to auto showroom, offices, parking of more than 5 motor vehicles, sale and display of more than 5 used cars and motor vehicle repairs.

PREMISES AFFECTED—208-24 Northern boulevard and 45-02 to 45-10 Oceanic street, southwest corner, Block 7305, Lot 50, Bayside, Borough of Queens.

1018-55-BZ

APPLICANT—Robert Gottlieb, for Rose K. Lyons, owner. SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—133-135 West 165th street and 1059-1066 Ogden avenue, northwest corner, Block 2514, Lot 1, Borough of The Bronx.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owners.

SUBJECT—Application February 16, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner. SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing back yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

438-56-BZ

APPLICANT—Jane Nicastrì, owner.

SUBJECT—Application June 14, 1956 (re decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3143-3145 East Tremont avenue, northeast corner of Baisley avenue, Block 5311, Lots 16 and 17, Borough of The Bronx.

274-26-BZ—Vol. II

APPLICANT—Jane Nicastrì, owner.

SUBJECT—Application reopened July 3, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed extension of a existing commercial building in the residence use district portion of the plot.

PREMISES AFFECTED—3349-3357 East Tremont avenue, north side, 70 ft. east of Baisley avenue, Block 5311, Lot 7, Borough of The Bronx.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

CALENDAR

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

451-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss and Benjamin Braunstein, trustees (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of a vacant lot for parking and storage of motor vehicles.

PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 7, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 7, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

314-56-A

APPLICANT—Manhattan Beach Community Group, Inc., for Neighboring Property owners.

OWNERS OF PREMISES—West End Homes Inc.

SUBJECT—Application April 16, 1956—Appeal from a decision of the borough superintendent re revocation of Permits N.B. 2665-55 and N.B. 2666-55—zoning matter, re side and rear yards.

PREMISES AFFECTED—Oriental boulevard, south side, from Beaumont to Coleridge streets, 207 Beaumont street and 208 Coleridge street, Block 7516, Lots 1615 and 1623, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 14, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans; then to November 14, 1956, at the request of the applicant's representative to submit revised plans; hearing previously closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station consisting of ten gal. each approved type buried gasoline tanks a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

CALENDAR

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiaro, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

Laid over from October 9, 1956 to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered.

HARRIS H. MURDOCK, Chairman.

NOVEMBER 14, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 14, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.

SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.

PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

274-56-A

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re exits, etc.

PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

620-56-A

APPLICANT—Joseph E. Herman, Borough Superintendent.

OWNER OF PREMISES—Cineteck Co., Inc.

SUBJECT—Application September 18, 1956—Revocation of Certificate of Occupancy 46038 issued re Alt. 1560-51.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. 2½ in. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

HARRIS H. MURDOCK, Chairman.

DECEMBER 4, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure.

HARRIS H. MURDOCK, Chairman.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of October 2, 1956.)

925-50-BZ—Vol. III

APPLICANT—Steelmaster, Inc., owner. (Art Steel Sales Corp., lessee.)

SUBJECT—Application for consideration—reopening as Vol. III to consider further extension as to use and area, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a business building, using more than the area permitted in the residence use district portion of lot; and permitting the unbuilt upon portion of plot in residence use district for the parking, loading and as an exit from building, with a curb cut.

PREMISES AFFECTED—5695 Broadway, 204-238 West 234th street and 3250-3254 Kingsbridge avenue, Block 3405, Lots 31, 33 and 41, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Burger and Morris Warman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider further extension as to use and area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly .. 4

Negative 0

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Koss, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 10, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting for a term of 20 years, in a residence use district, the erection and maintenance of a business structure (stores) and permitting the parking of patron's and employee's motor vehicles on unbuilt upon portion of a plot (previously withdrawn re permit the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—60-01 Beach Channel drive and 305-321 Beach 60th street, southwest corner; 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing on October 30, 1956, at 10 a.m., subject to the regular procedure waiving all requirements except two publications in the Bulletin and a new decision of the borough superintendent, which has been filed, inasmuch as time to complete expired on May 10, 1956.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly 4

Negative 0

849-54-BZ

APPLICANT—Nathaniel C. Saxe, for Youngs Chevrolet Corp., owner.

SUBJECT—Application November 4, 1954—(decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a business and residence use district, the use of the premises as a garage, auto showroom, motor vehicle repair shop, office and sales and display of used and new cars.

PREMISES AFFECTED—77-02 Rockaway Beach boulevard, northwest corner of Beach 77th street, Block 549, Lot 30, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly 4

Negative 0

850-54-A

APPLICANT—Nathaniel C. Saxe, for Youngs Chevrolet Corp., owner.

SUBJECT—Application November 4, 1954—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—77-02 Rockaway Beach boulevard, northwest corner of Beach 77th street, Block 549, Lot 30, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly ... 4

Negative 0

Adjourned: 5:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, OCTOBER 9, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 18, 1956 and September 25, 1956, were approved as printed in the Bulletins of September 25, 1956 and October 2, 1956, Vol. 41, Nos. 39 and 40.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Morris Plant.

For Opposition: Rev. Mario Peluso, Elizabeth Randall,

A. J. Riley, Florence Gehling and Evelyn Canning.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, for inspection and decision; hearing closed.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of

MINUTES

the zoning resolution, to permit in a business use district, the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories, to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: John F. Fitzsimons and William Brown.
For Opposition: Valmira Leacock.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, for inspection and decision; hearing closed.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: John F. Fitzsimons and William Brown.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, for inspection and decision in conjunction with Cal. No. 252-55-BZ; hearing closed.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

APPEARANCES:

For Applicant: Alfred A. Lama.

For Opposition: Julius Brandes, Anthony T. Jordan, Jr., Schneider Messer, Malee Wolf, Ida Schechtmac, Mrs. J. Palatnick, Lillian Joseph, Bessie Eisenstein, Tuba Tabachnick, Sara Kramer, Joseph Strachman, S. Steingut, E. Shapiro, T. Sorney, F. Kaplan, S. Sherman, R. Hosias, L. Mark, S. Stein, F. Barkan, S. Dubnick, Julius Grill, Di Friedland F. Rothman, Doris Matlo and Mrs. Hartman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, for inspection and decision; hearing closed.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiaro, owners.

SUBJECT—Application December 23, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Royal E. Dalrymple, Giovanni Nisita, John Susinno, Tony Lazzaro, Rose Greco, Mrs. F. Keilty, Mrs. C. Tersico, L. Ehlers, C. Interrante and M. Markel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, at 10 A. M. for inspection and decision; hearing closed.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

APPEARANCES—

For Applicant: William Schwartz.

For Opposition: Mary Horning.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at the request of an objector; no further request for adjournment considered.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: William Schwartz.

For Opposition: Mary Horning.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at the request of an objector; no further request for adjournment considered.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, consisting of ten gal. each approved type buried tanks, a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official), North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Nicholas M. Arena.

For Opposition: Salvatore P. Conza, Jr., Edward Hoffman for Dept. of Parks, Rose Calandra, Catalda Pierro, Edwin F. Stadelman, Jerolamo Meolino, Jennie Valenti, Mrs. Lucille Piazza, Mrs. Rosa Moscatiello and Maria Mancuso.

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For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.
ACTION OF BOARD—Laid over to November 14, 1956, applicant to file a statement from the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.
SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.
PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Julio Labbate, Vito Labbate, Angelina Costa, Juepl, Jose Cottone, Philip Carfi, Concetta Capuano, Anna Scamapilo and Salvatore Sciminelli.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to November 14, 1956, for inspection and decision; hearing closed.

51-56-BZ

APPLICANT—Kenneth W. Milnes, for Salvatore Spirito, owner.
SUBJECT—Application January 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, car wash, lubritorium, minor motor vehicle repairs.
PREMISES AFFECTED—1840 Richmond terrace, southeast corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond.
APPEARANCES—
For Applicant: Kenneth W. Milnes.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over, date to be set, for inspection and decision; hearing closed.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.
SUBJECT—Application March 1, 1956—(decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama and Albert C. Schutta.
For Opposition: Samuel Sieven, I. Lew, Anthony T. Jordan, Jr., S. Steingut, Susan Lee Nelson, Shirley Nelson, Marie Plude, Laura Zaccheo, Virginia Hayes, A. Cannizzaro, Yette Cohen, Lillian Lehrman, Sophie Potocki, Bella Fewer, Abe Brody, Michae Zaccheo, Guissippe Graffagnino, Rose Carney, Morris Levine, Theresa Maschio, F. Riggio, J. D'Amato, H. Rosenbaum, E. Keese, R. Bliss, Elizabeth Bott, F. Silverman, L. Singer, A. Moss, D. Berlind, P. Platt, M. Pecoriello, F. Maitles,

Antonio Naschio, Brentin, Maria Proue, Fioravante Ruffo, Rosarit Ruffo and Giuseppe Amendolara.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to November 14, 1956, for inspection and decision; hearing closed.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonso Bivona, S. Richard Bivona and Robert J. Perillo, owners.
SUBJECT—Application June 20, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.
PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.
APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: Darwin W. Telesford.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered.

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased), (Esso Standard Oil Co., lessee).
SUBJECT—Application July 27, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.
PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.
APPEARANCES—
For Applicant: Joseph B. Lynch.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Taken off calendar and set for hearing December 4, 1956, at 10 A. M., subject to the regular procedure.

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.
SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubritorium, automobile repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.
PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 18, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to October 9, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Kings highway are in a business use, C area, class 1 height district; Farragut road is in business and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 2, 1954 acting on N.B. Applic. 1321-54, reads:

"1. Proposed auto laundry in a Business District is contrary to Article II, PP. 4(a), subsection 52 of the Zoning Resolution."

and

WHEREAS, the decision of the borough superintendent, dated January 21, 1955 acting on Alt. Applic. 3824-54, reads:

"1. Proposed alteration and extension of existing gasoline service station, office and parking of more than five (5) cars & sales of used cars to gasoline service station, office and sales, lubritorium, automobile repairing, body and fender work, incidental painting and spraying, welding, minor auto repairs, storage, parking and storage of motor vehicles in a Business use district is contrary to Article II, PP. 4(a), subsections 4, 29, 46 and PP. 6 of the Zoning Resolution and previous Board case calendar #803-26-BZ.

2. Existing gasoline pumps were previously approved to be 15' from the Bldg. Line, the location as indicated does not agree with the plan as approved under Application #NB 4804-28.

3. Frame sign above roof level is contrary to Article II, PP. 4a, subsection 49 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth, presently developed with a gasoline service station consisting of four 550 gallon gasoline tanks, three dispensing pumps and two 1-story buildings of class 3 and class 5 construction, designated as Building No. 1 and Building No. 2; that building No. 1 is one story in height, of class 5 construction, with a frontage of 21 ft. and a depth of 48 ft., being a one-half completed Quonset hut, now occupied as an auto laundry and was erected without a permit; that building No. 2—the open area on the southerly part of the site is being used for the parking and storage of motor vehicles; that this building is one story in height, of class 3 construction, having a frontage of 73 ft. 9 in. and a depth of 54 ft. 8 in., irregular, and is now being used for office and sales, lubritorium, minor auto repairs, auto repairing, body and fender work, incidental painting and spraying, welding and storage and was erected without permits, except that part of building No. 1 designated as "A" with a frontage of 18 ft. and a depth of 17 ft. 8 in. was erected under N.B. No. 4804 of 1929 and Cal. No. 803-26-BZ for use as an office in conjunction with the gas station; that the plot size as approved under Cal. No. 803-26-BZ for a gas station had a frontage of 100 ft. on Kings highway, 100 ft. on the westerly lot line, 100 ft. on the northerly lot line and 100 ft. on the southerly lot line and occurred 320.76 ft. south of Farragut road; that certificate of occupancy No. 54706 was issued for use as a gas station and office; that the open area on the southerly part of the site now being used for parking and storage of motor vehicles and sales of used cars was installed under Alt. Applic. 4089-53 covering a frontage of

80 ft. and a depth of 100 ft.; that no certificate of occupancy has been issued; that it is proposed to continue the use of said gas station and extend it so that the overall frontage on Kings highway will be 200 ft.; that it is also proposed to maintain the existing uses of auto laundry, office and sales, lubritorium, minor welding and storage; that it is further proposed to install two additional gasoline pumps and four new 550 gallon gasoline tanks, making a total of eight tanks; that it is also proposed to extend the present auto laundry building which is of class 5 construction, from its present length of 24 ft. to a final length of 48 ft. by a width of 21 ft.; and

WHEREAS, the applicant contends that inasmuch as part of the site now has a legal use of gas station, its extension to 200 ft. frontage on Kings highway and the maintenance of the existing uses of gas station, auto laundry, office and sales, lubritorium, minor auto repairs, auto repairing, body and fender work, incidental painting and spraying, welding, parking and storage of motor vehicles, will not materially affect the adjoining properties; that the site is adjoined on the west by an unrestricted zone which precludes the use of this site for a conforming use; that there are many non-conforming uses in the area which occur in the business part of the affected area, as follows: block 7969, lot 60—gas station; block 7948, lot 22—gas station; block 7949, lot 17—gas station; and

WHEREAS, the applicant further states that the three present gasoline pumps are located approximately 12 in. back of the Kings highway building line and it is proposed to maintain said pumps in their present location; that the present curb cuts are being reduced in size to 30 ft. providing greater pedestrian safety; that the resetting of the pumps to 10 ft. back of the building line would be a hardship due to the proximity of the gas station buildings; that the present roof sign is only 5 ft. high and 50 ft. in length and sets approximately 28 ft. 8½ in. back of the building line; that the sign is flush with the face of the building and sets directly on the parapet of said building; that the total height from grade to the top of the sign is only 16 ft.; and

WHEREAS, the applicant states that the present owner has held title to lots 65 and 66 since January 27, 1950 and to lot 71 since October 2, 1953; that the assessed valuation of land is \$31,500 and of the buildings \$6,500 making a total of \$38,000; that the buildings were erected in 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted on condition.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 29, 1936 to permit the reconstruction and extension of the existing service station, as previously permitted, and as now proposed and as indicated on plans filed with this application marked "Received December 21, 1954", 3 sheets, *on condition* that the premises shall be graded and levelled substantially to the grade of Kings highway and reconstructed and rearranged as proposed and as shown on such plans; that the Quonset type of building to the north for auto laundry may be continued as shown provided a new front is constructed of masonry, facing Kings highway; that the proposed extension to the west for parking and storage in conjunction with the adjoining gasoline service station shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that curb cuts shall be restricted to the present curb cuts as relocated and extended as indicated on plans showing proposed conditions consisting of three curb cuts 30 ft. each in width, with no portion of any curb cut nearer than five feet to a lot line as prolonged; that the sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that along the interior and rear lot lines there shall be constructed a woven wire fence of the chain link type not less than five feet six inches in height; that the existing pumps may remain but that any new pumps shall be of a low approved type and located not nearer than 15 feet to the street building line; that such portable fire fighting appli-

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ances shall be maintained as the Fire Commissioner shall direct; that all uses previously granted may be continued and all work required shall be completed where not inconsistent with the terms of this amended resolution; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks, which may include the existing tanks provided such existing tanks are tested by the Fire Commissioner and found suitable for reuse; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps and permitting two post standards, one to the north and one to the south, each supporting a sign, which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 129-55-A; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

129-55-A

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application February 15, 1955—Appeal from a decision of the borough superintendent—re building line, wood sign.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-	
ert, Commissioner Keating and Deputy Chief Con-	
nolly	4
Negative	0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, acting on Alt. App. 3824-54, dated January 21, 1955, reads:

"4. Wood sign above roof is contrary to section 10.12.1 B.C."

and

WHEREAS, the applicant states the premises consist of a plot with a frontage of 200 ft. and a depth of 100 ft. on which exists a 1-story 13 ft. high Class 3 constructed building, 73 ft. 9 in. front by 54 ft. 8 in. in depth, erected in 1953 in a business use, C area, Class 1 height district; used and occupied since 1953 as a gasoline service station, office and sales, lubricatorium, auto repair shop, body and fender shop, incidental painting and spraying, welding, storage, parking of motor vehicles and automobile laundry, for which no certificate of occupancy has been issued; and

WHEREAS, the applicant states the premises are developed with a gasoline station, consisting of four 550 gallon approved type gasoline tanks and three approved dispensing pumps and a one 1-story Class 3 construction and one 2-story Class 4 constructed building, designated as Buildings No. 1 and No. 2, respectively, on plans filed with application for a zoning variance under Cal. 803-26-BZ, Vol. III; and

WHEREAS, the applicant states that Building No. 1 is of Class 5 construction, 21 ft. by 48 ft. in area, consisting of a half completed Quonset hut now used as an auto laundry and erected without a permit; that Building No. 2 is one-story high, of Class 3 construction, 73 ft. 9 in. in area, irregular, now used for office and sales, lubricatorium, minor auto repairs, body and fender work, incidental painting and spraying, welding and storage, erected without a permit except that part of Building No. 1 designed as "A" on plans having a frontage of 18 ft. and a depth of 17 ft. 8 in. was erected

under N.B. No. 4804/29 pursuant to a variance granted by the Board under Cal. 803-26-BZ for use as an office in conjunction with the gasoline service station; that the plot size as approved under this calendar number for use as a gasoline service station had a frontage of 100 ft. on Kings highway and 100 ft. on the westerly lot lines and 100 ft. on each of the northerly and southerly lot lines and occurred 320.76 ft. south of Farragut road; that Certificates of Occupancy No. 54706 was issued for use as a gasoline service station and office; that the open area on southerly part of the site now used for parking and storage of cars and sale of used cars was installed under Alt. App. 4089/53, covering a frontage of 80 ft. and a depth of 100 ft. and no certificate of occupancy has been issued for this portion; and

WHEREAS, the applicant states it is proposed to maintain the existing uses and extend the frontage of the existing gasoline station from 100 ft. to 200 ft.; and

WHEREAS, the applicant contends as to Objection 4 issued by the borough superintendent that the existing roof sign of frame construction, 25 ft. high and 50 ft. long sets approximately 28 ft. 8½ in. back of the building line; that this sign rests directly on the parapet of the building and the top of sign is only 16 ft. above grade; that the sign rests on the building of Class 3 construction and does not present any hazard; and

WHEREAS, the premises was inspected by a committee of the Board in conjunction with Cal. No. 803-26-BZ, Vol. III.

Resolved, that the decision of the borough superintendent, dated January 21, 1955, acting on Alt. App. 3824-54 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the existing sign, covered with metal and partly erected on brick, as indicated on plans filed with Cal. No. 803-26-BZ, Vol. III, *on condition* that such sign shall not be extended and shall be maintained in a safe structural condition; and that in all other respects the resolution as adopted this day under Cal. No. 803-26-BZ, Vol. III, shall be complied with.

673-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district, the extension of existing structure using more than the area permitted.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-	
ert, Commissioner Keating and Deputy Chief Con-	
nolly	4
Negative	0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to October 9, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bay 50th street, West 17th street and Avenue Y are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 26, 1954 acting on Alt. Applic. 211-54, reads:

"12. Extension of business use in a Residence zone is contrary to Article II, PP. 3 and P. 6 of the Zoning Resolution.

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"13. Proposed extension in a D area zone exceeds permitted coverage and is contrary to Article IV, PP. 14 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 82 ft. frontage by 57 ft. in depth, irregular, on which is located a two story and basement building of class 4 construction, used as restaurant, bar and grill, dining room and dwelling for two families; that it is proposed to occupy the premises as a restaurant, bar and grill, dining room and dwelling for two families; and

WHEREAS, the applicant states that the premises are located in a residence use, D area, class 1 height district; that on July 25, 1916 the property was in an undetermined use district and rezoned to a business use on March 23, 1923; that it was rezoned to its present use designation on July 29, 1940; and

WHEREAS, the applicant states that the premises consist of a triangular plot 82.55 ft. front on Bay 50th street, by 60 ft. and 56.89 ft. in depth on which is presently erected a two story and basement frame building, 29 ft. front on Bay 50th street by 57 ft. 8 in. in depth, irregular, 24 ft. in height, erected prior to 1926, at which time the building was altered under Alt. Permit 12585-26 by raising the then existing frame dwelling for two families and creating a new floor for store use, having exterior masonry walls on footings resting on the existing soil, and there is also erected a one story triangular shaped building 46 ft. 6 in. by 36.89 ft. in depth, irregular, erected in 1942, of class 4 construction, used and occupied as a dining room in conjunction with the restaurant in the adjoining building; and

WHEREAS, the applicant contends that although the premises is located within a residence use district, a large tract of land to the north and west of the site is in an unrestricted use district; that the subject premises was located in an unrestricted use district at the time of the passage of the zoning resolution and rezoned to a business use on March 23, 1923; that the restaurant use was established in 1926 and occupied continuously and is therefore a legal non-conforming use; that the premises was rezoned to a residence use district on July 29, 1940; that a large percentage of the property within the area affected by this appeal is vacant and undeveloped and there are stores in the buildings on either side of the subject premises; and

WHEREAS, the applicant further contends that the uses are retail uses customarily found in a residential neighborhood; that block 6924 in which the premises is located is an irregularly shaped block in that a triangular piece of the block, at the point where the premises is located, has been cut off; that further, the tax block, which ordinarily would be parallel with the adjoining tax blocks, is at an angle with block 6917; that were it not for these irregularities, it is believed that the premises would have been zoned to a local retail use district at the same time as other areas of like nature within the neighborhood were zoned; that the records of the department of buildings show the occupancy of the two story and basement building to be a store and two families, although no certificate of occupancy was ever issued; that the balance of the plot, on which the one story building is located, is an irregular triangle gore of land of insufficient dimensions to adequately be used for any purpose except as proposed in conjunction with the existing building, and represents the natural expansion of a neighborhood business; that unless the premises was improved as it has been improved, it is doubtful that any other improvement could have been made since the area is so small and irregular in shape; that the catering which is performed for small neighborhood weddings and similar functions is consistent with the type of catering permitted in a residence district; that the dining room is used infrequently and rarely more often than twice a week; that the business is operated by the owners of the building; and

WHEREAS, the applicant states that the present owner has held title to the property since January 16, 1942; that the assessed valuation of land is \$1,450 and of the building

\$6,950 making a total of \$8,400; that the building was erected prior to 1926; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c, to permit the continuation of the existing structure substantially as proposed and indicated on plans filed with this application, marked "Received July 30, 1954", 5 sheets, and "April 11, 1956", 1 sheet, on condition that the building shall not be increased in height or area and shall be continued to be used in conjunction with the existing structure on the same lot; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as may be modified by the Board by resolution adopted this day under Cal. 674-54-A; that such fire-fighting equipment shall be installed as the fire commissioner shall direct; and that all permits required, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

674-54-A

APPLICANT—Leonard F. Rothkrug, for Bessie Marsala, owner.

SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated September 10, 1956, on Alt. App. 211-54 reads:

"7. Boiler room exit to comply with 6.1.2.5. BC and to lead directly to street.

"10. Extension of fill ground is contrary to 7.5.2. BC."

"11. Frame extension to be used for business purposes is contrary to 2.1.3.5. and 4.2.1. BC."

and

WHEREAS, the applicant states the building is two stories and basement, 28 ft. in height, 82 ft. front by 57 ft., irregular in area, 29 ft. front by 57 ft. irregular in area, at second floor level, of class 4 construction, erected prior to 1926, located on a lot 82 ft. front by 57 ft. irregular in depth, in a residence use, B area, class one height district and used and occupied since 1942: cellar—ordinary; 1st floor—restaurant, bar and grill and dining room, 150 persons; 2nd floor—dwelling one family; 3rd floor—dwelling, one family; that the building is provided with one 3 ft. wide wood stairs enclosed in partitions of wood studs and plaster equipped with wood doors which are not self-closing; stairhall leads direct to street and is provided with a ladder and scuttle to roof; no certificate of occupancy has been issued for the building; and

WHEREAS, the applicant states that on these premises there is a two story and basement frame building, 29 ft. on Bay 50th street by 57 ft. 8 in. in depth, irregular 24 ft. in height,

MINUTES

erected prior to 1926, and Altered under Permit No. 12585-26 by raising the then existing frame dwelling for two-families and creating a new floor for store use, having exterior masonry walls on footings resting on the existing soil, and there is a one story triangular-shaped building 46 ft. 6 in. by 36.89 ft. in area, erected in 1942, of class four construction, used and occupied as a dining room in conjunction with the restaurant in the adjoining building; and

WHEREAS, the applicant states that entrance to the upper floors and the exit stairways must have been created at the time of the alteration in 1927 under Permit No. 12585-26 as these conditions now exist; and

WHEREAS, the applicant contends that the boiler room which contains the central heating boiler is small in area, approximately 270 sq. ft., with an interior stair to the store floor, enclosed with masonry materials having a $\frac{3}{4}$ hour fire-proof self-closing door leading thereto; that the cellar ceiling is fire retarded with plasterboard and 26 gauge metal; that buildings in the neighborhood were erected, in the most part, prior to 1920; that the existing three-story building and the adjoining three-story, six family structure also of frame construction rest on the existing ground and show no signs of distress after many years; that the wood frame type of construction was most advisable in view of the possible overloading of the soil and in view of the infrequent and only occasional use of the structure for catering; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated September 10, 1956 acting on Alt. App. 211/54 Objections 7, 10, and 11, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuation of the existing building, as permitted this day under Cal. 673-54-BZ with the exits as indicated on plans filed with this appeal marked "Received September 11, 1956", 5 sheets, on condition that the requirements of the resolution adopted this day under Cal. 673-54-BZ shall be complied with.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisi-

tion of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project; then laid over to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway; then to April 10, 1956, for further consideration; and then laid over, to be placed on the reserve calendar, pending more definite information as to construction of the bridge and the thruway; hearing previously closed; then set for September 25, 1956; and then laid over to October 9, 1956, for determination of present status of roadway and bridge; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and retail use, D and D-D area, class 1 and class 1½ height district; East Tremont avenue is in a retail use, D area, class 1 and class 1½ height district; Dewey avenue is in a retail use, D and D-D area, class 1 and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1955 acting on N.B. Applic. 425-55, reads:

"1. In a Residence and Retail use districts the proposed 'Gasoline Service Station, auto washing lubrication, office and sale of auto accessories, minor repairs with hand tools only and parking and storage of more than 5 motor vehicles' is contrary to Art. 2, Section 3 and 4-A of the Zon. Res.

2. Proposed curb cuts on E. 177th St. are contrary to Art. 2 Sect. 7-A of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 89.61 ft. in depth, irregular, presently vacant; that it is proposed to erect a modern gasoline service station; that the building will be faced with porcelain enamel of a type approved by the Board; that pumps will be located along East Tremont avenue and East 177th street and will be set 15 ft. back from the building lines; that an iron picket fence on a concrete base will be provided along all interior lot lines and planting and shrubbery, protected by a concrete curb, will be provided all along these interior lot lines; that the balance of the station will be leveled to street grade and paved; that the minor repairing herein requested under section 7i consists of minor repairs using hand tools only and will be confined to the interior of the accessory building; that since there is less than 30 ft. of the retail zoned frontage on East 177th street, it is impossible to provide curb cuts on this street complying with section 7-A and a modification of this section is therefore requested for these curb cuts; and

WHEREAS, the applicant further states that there is a vacant plot of ground adjoining the site on East Tremont avenue with a frontage of 150 ft., known as lot 32, and a portion of the present lot 32 is being included as part of the site under appeal; that the balance will remain vacant, under the same ownership as the site, to be developed for a conforming use; that the only other property abutting the subject site (lot 8) is developed with an office building and adjoining this lot on East 177th street is a miniature golf course located on lot 9; that both lots 8 and 9 are located within the residence district so that this portion of the street is already commercial in character and will not be adversely affected by the instant proposal; that diagonally opposite the site in block 5561, lot 95, and fronting on the same three streets as the site, is a vacant lot which was the subject of a variance by the Board under Cal. No. 319-32-BZ, permitting the construction of a gas station; that this was never constructed; that in 1950 a similar permit to construct the gas station was again granted, again not built, and a third application for a reissuance of a similar permit is now being considered by the Board under Vol. III of that case; that there is another gas station within the affected area on East Tremont avenue in block 5439, lots 3 and 5, which was extended in area under a variance granted by the Board under Cal. No. 773-47-BZ; that within the affected area, there is a public school located at the northeast corner of

MINUTES

Dewey avenue and Edison avenue in block 5440, Lot 1; that however, because of the large open area created by the intersection of three streets at this point, there is no direct legal crossing between the school and the site; that along the line of street travel, school entrances are well in excess of the minimum requirement under section 21A; that also, the majority of children in this thinly settled area arrive and depart by school bus, so that curb cuts create no pedestrian hazard; and

WHEREAS, the applicant states that the portion of the property within 100 ft. of East Tremont avenue is presently zoned as a retail district, a class 1 height district and a D area district; that the remainder is zoned as a residence district, class ½ height district and a DD area district; that as of July 25, 1916 all of the property was zoned as a business district; class 1¼ height district and a C area district; that on June 2, 1952 the portion of the property more than 100 ft. from East Tremont avenue was changed to a residence district, class ½ height district and a DD area district; that on April 20, 1953 the portion within 100 ft. of East Tremont avenue was changed to a retail district, class 1 height district and a D area district that no zoning amendment relating to this property is pending at the present time and

WHEREAS, the applicant states that the present owner has held title to the property since May 4, 1950 and that the assessed valuation of land is \$15,900 and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e, f, h and 7A of the zoning resolution and

WHEREAS, it appears that the proposed roadway to the proposed Throggs Neck Bridge would require a taking of the property and this is among the reasons not warranting favorable action; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 425-55- , Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

408-55-BZ

APPLICANT—Gilda DeGiuseppe, owner.

SUBJECT—Application May 19, 1955—re (decision of the borough superintendent under section 21 of the zoning resolution, to permit in a unrestricted use, C area district, the erection of a 2 story factory building of class 3 construction, using more than the area permitted.

PREMISES AFFECTED—1368-1370 39th street, south side, 120 ft. west of 14th avenue, Block 5298, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Mitwell, Joel Miele and Gilda DeGiuseppe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 9, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 39th street are in an unrestricted use, C area, class 1¼ height district; 14th avenue is in unrestricted and business use, C area, class 1¼

height districts; and

WHEREAS, the decision of the borough superintendent, dated September 10, 1956 acting on N.B. Applic. 758-54, reads:

"1. Proposed building in a "C" area zone exceeds permitted coverage and is contrary to Article IV, PP. 13 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consists of a plot, 40 ft. frontage by 95 ft. 2½ in. in depth, on which is located a one story metal shed, to be demolished; that it is proposed to erect and maintain a two story factory building of class 3 construction, 39 ft. 10 in. front by 95 ft. in depth; and

WHEREAS, the applicant states that the total area of the lot is 3,807.08 sq. ft.; permitted area coverage—2,284.25 sq. ft.; proposed area coverage—3,784.14 sq. ft.; excess area coverage—1,499.89 sq. ft.; and

WHEREAS, the applicant contends that the cost of the land is excessive for a 60% coverage on area; that most of the buildings in the area occupy a full 100% area, prior to the zoning resolution; that the area is old and is used for rough purposes generally; that the proposed building is not of an obnoxious nature and will not be detrimental to the general area in any manner; that the ratio of permitted building area (60%) to plot is uneconomical and not feasible for the purposes intended; and

WHEREAS, the applicant states that the present owner has held title to the property since January 12, 1954 and that the assessed valuation of land is \$7,400; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension of the proposed two story building substantially as proposed and as indicated on plans filed with this application marked "Received May 19, 1955", one sheet, and "September 11, 1956", 4 sheets, *on condition that* the first story at the rear shall not be constructed more than one story in height, as shown on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be further increased in height or area; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

315-56-BZ

APPLICANT—James J. Manousoff, for John Manousoff, owner.

SUBJECT—Application April 9, 1956—(decision of the borough superintendent) under section 21 G of the zoning resolution, to permit in a residence use, G area district, the erection of a one family dwelling with less than the required setback from the line of Hanford street as shown on the city map.

PREMISES AFFECTED—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: James J. Manousoff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 11, 1956, after due notice by publication in the Bulletin; laid over to October 9, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, G area, and class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 2, 1956, acting on N. B. Applic. 3362-55, reads:

"1. Proposed building less than 20 ft. from the bed of a mapped street in a "G" area district is contrary to Art. IV, Sec. 16-B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 85 ft. frontage, by 90 ft. in depth, now vacant; that it is proposed to erect and maintain a one-family residence; and

WHEREAS, the applicant contends that problems of great magnitude have been encountered in the design of this house as a result of the excessively sloping character of the land, which is so severe that no one would undertake the difficult task of building on it, and at the time of purchase tax liens amounted to \$1300 (accumulated over a period of 20 years) all of which have been paid by the applicant; that the main use of the property was refuse dumping; that due to this excessive slope it became necessary to locate the structure closer to the street than the setback requirements would allow; that up to November 20, 1952, Hanford street (on which the property fronts) was mapped as a 30 ft. wide street, but widening to 50 ft. was approved by the Board of Estimate on that date; that it is doubtful that the widening will ever take place since all property owners fronting on that street are determined against it; that it is in effect, however, with respect to the 20 ft. setback required in this case, and that sets the structure so far down the hill that building becomes excessively uneconomical, and almost altogether problematic; and

WHEREAS, the applicant states that the present owner has held title to the property since August, 1953, and that the assessed valuation of the land is \$1300; and

WHEREAS, the applicant states that the zoning of the site was changed from business to residence and from class 1 to class ½ on December 19, 1938, and from D to F on April 21, 1933 and from F to G on August 2, 1945; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the location of the building as proposed and as indicated on plans filed with this application marked "Received April 9, 1956", 4 sheets and "July 31, 1956", 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted this day under Cal. No. 316-56-A; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

316-56-A

APPLICANT—James J. Manoussoff, for John Manoussoff, owner.

SUBJECT—Application April 9, 1956—Appeal from a decision of the borough superintendent, re use of cellar for living quarters.

PREMISES AFFECTED—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: James J. Manoussoff.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 2, 1956, on N.B. 3362/55 reads:

"2. Use of a cellar for living quarters is contrary to Sec. 5.1.1. of the Building Code."

and

WHEREAS, the applicant states the premises consist of a lot 85 ft. front by 90 ft. in depth, in a residence use, G area, Class ½ height district, upon which it is proposed to erect a one-story building 8 ft. in height above grade, of Class 3 construction, for occupancy as follows: cellar—living room, kitchen and dining room; 1st floor—bedrooms and bath, total, 1 family dwelling; and

WHEREAS, the applicant contends that due to inherent difficulties in building a house on this excessively sloping plot the living room, dining room and kitchen were placed more than 50% below the level of the nearest point of the nearest curb; and

WHEREAS, the applicant contends that the cellar space as indicated on plans filed with this appeal is provided with several times the minimum window requirements of the Administrative Code; that the Code could not provide for the circumstances in this special case and it is therefore requested that a variance be granted authorizing the construction of the dwelling as indicated on plans filed herewith with the living room, dining room and kitchen below the nearest point of the nearest curb; and

WHEREAS, the premises was inspected by a committee of the Board in conjunction with Cal. No. 315-56-BZ.

Resolved, that the decision of the borough superintendent, dated April 2, 1956, acting on 3362-55, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted this day under Cal. No. 315-56-BZ shall be complied with and that the use of the cellar for living quarters shall not include sleeping rooms.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 9, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly.

585-51-SA

APPLICANT—Clifford H. Smith, for The Whitlock Manufacturing Co., owner-manufacturer.

SUBJECT—Whitlock Fuel Oil Heaters, Types R, V, V-1 and V-1-W, approval of.

APPEARANCES—

For Applicant: C. J. Wahl.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, and Deputy Chief Connolly

Negative

Absent: Commissioner Keating

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 585-51-SA

Subject:—Whitlock Fuel Oil Heaters, Types R, V, V-1, and V-1-W.

The Whitlock Manufacturing Company, owner-manufacturer filed August 10, 1951 an application with the Board of Standards and Appeals for approval of the Whitlock Fuel Oil Heaters Types R, V, V-1 and V-1-W under the provisions of C 19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

Heaters for reducing the viscosity of fuel oil.

Description

The heaters are of all steel construction excepting the gaskets which are of compressed asbestos.

The construction is shell steel pipe shell covers rolled steel bolted to front and rear shell flanges. Oil distributing heads in space in shell between tube sheets and shell cover. The tubes are $\frac{5}{8}$ " O.D. by 16 BWC seamless steel. The tube sheets are rolled steel welded to shell. Oil and steam sides are tested to 300 p. 3; hydrostatic pressure.

The type V-1 is a straight tube with heater sizes 101, 102, 103, 104.

Type W varies in sizes from 6 to 25 and in length, weight and diameter of head and shell. Shell and tube sections are tested at least 50% higher than working pressure or to the pressures specified.

Type R varies in dimensions 1 weight from size no. 4 shell diameter $8\frac{5}{8}$ " to 28" and weight 200# to 5060 lbs.

Type R junior is of the V bend type.

The Type C.

The tubes are $\frac{5}{8}$ " OD x 16 BWG seamless steel to ASTM spec. A-179 average wall and expanded into drilled, reamed and double grooved tube holes in the tube sheets. Heaters of type "V", "V-1" and "V-1-W" are of straight tube fixed tube sheet design to facilitate cleaning of the tubes. Heaters of Type "R" design are equipped with tubes of the V bend or hairpin type.

These heaters are installed external to the boiler and may be placed in any convenient location. Steam is piped from the boiler to the shell of the heater where it heats the oil which is being pumped through the tubes. The condensate may be returned to the boilers through the boiler feed system or it may be subcooled and discharged to waste.

Inspection and Test

These preheaters were inspected and tested at the Plant of the applicant at Hartford, Connecticut. They were submitted to a pressure of 800 p.s.i.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Whitlock Fuel Oil Heater Types R, V, V-1 and V-1-W for use in New York City under the provisions of the Oil Burner Rules of the Board including Rule 10 of said Rules, on condition that the condensate shall be discharged to waste in a legal manner and further that the appliance bears a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 585-51-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

542-55-SA

APPLICANT—Henry Waterman & Brother, Corp., owner.
SUBJECT—Application reopened May 29, 1956—re amendment to resolution as to additional models 816-D-1-N.P., 20-V5D-1-N.P., 20-V5D-1-7-N.P., 1630-D-3-N.P., 1636-4DC-3B-N.P., 1636-D4C-3B-7-N.P., 3053-3-N.P., 3656-3-N.P., 61416-N-N.P. and 262-N.P.—re Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3663-3 and 3653-6; previously approved.

APPEARANCES—

For Applicant: John De Luca

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 542-55-SA

Subject: Amendment to resolution as to additional models of gas ranges.

Henry Waterman & Bro. Corp., New York requested by letter dated May 15, 1956 that the resolution adopted December 13, 1955 under Cal. No. 542-55-SA be amended so as to include additional models of domestic gas ranges. The application was reopened by a vote of the Board May 29, 1956.

Purpose

The appliances are domestic gas ranges used for cooking purposes.

Description

The Board approved various models of domestic gas ranges under the above Calendar number on December 13, 1955. The requested models are similar to those approved except that the pilot light has been removed.

Recommendation

The Committee on Test recommends that the resolution adopted December 13, 1955 under Cal. No. 542-55-SA be amended so as to include the models 816-D-1-N.P., 20-V5D-1-N.P., 20-V5D-1-7-N.P., 1630-D-3-N.P., 1630-D-3-7-N.P., 1636-D4C-3B-N.P., 1636-D4C-3B-7-N.P., 3053-3-N.P., 3656-3-N.P., 6415-N.P., and 262-N.P. which may be constructed without a device which shall automatically shut off the gas as there is no constantly burning flame or thermostat. The Committee further recommends that all installation comply with the requirements of C26-695.0.9.26 Administrative Building Code as these models have not been approved by a recognized testing laboratory.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 13, 1955 in accordance with the above report.

570-55-SA

APPLICANT—Ohio Chemical and Surgical Equipment Co., owner.

SUBJECT—Application June 22, 1955—Ohio Chemical and Surgical Equipment Co., Inc., Oxygen Tent, Model 25, approval of.

APPEARANCES—

For Applicant: Francis P. Parks.

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ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 570-55-SA

Subject: Ohio Chemical and Surgical Equipment Company, Inc., Oxygen Tent, Model 25.

Frank Parks for Ohio Chemical and Surgical Equipment Company, Inc., Madison, Wis., owner-manufacturer filed June 22, 1955 an application with the Board of Standards and Appeals for approval of the Ohio Chemical and Surgical Equipment Co.'s Heidbrink Oxygen Tent, Model 25 under the provisions of Sections C19-96-0 and C26-191-0 Administrative Code for voluntary use.

Purpose

A portable unit designed to supply cooled air and therapeutic oxygen to a tent or canopy.

Description

The model 25 Heidbrink is designed as a portable unit housing a standard small refrigerating system arranged to cool the atmosphere of an oxygen tent.

The exterior is made up of assembled steel panels mounted on a brazed aluminum tube frame to which are attached four rubber wheeled casters; the rubber used on the casters is of the conducting type. An instrument panel on the cabinet provides for an electric switch to operate the unit, a temperature control and a thermometer to indicate the temperature of the atmosphere in the tent or hood.

The refrigerating system consists of a sealed compressor, air cooled condenser, a receiver, capillary tube refrigerant control and an evaporator coil. The refrigerant charge in the system is less than two pounds of F-12.

Pressure relief is provided by means of a soldered connection on the compressor outlet. The system is designed for continuous rather than cycling operation and temperature control is automatically effected by means of a thermally actuated modulating valve that by-passes a proportioned amount of warm compressed refrigerant gas directly to the evaporator coil when the temperature becomes too low and closes the by-pass when the temperature is too high. The low and high points are determined by the setting of the temperature control on the instrument panel.

The air and oxygen circulating system consists of a sealed corrosion resistant metal compartment in which is installed the evaporator coil and an aluminum belt driven blower fan. Provision is made for draining of condensate from the evaporator coil to a suitable container and a sight glass tube is installed in the front panel to show the amount of condensate. The evaporator compartment is insulated with a non-combustible material. A metal mesh filter is installed in the intake opening of the unit. The motors used in the unit are totally enclosed types and require no lubrication.

In operation, oxygen is supplied through a pressure regulating and metering arrangement from a standard I.C.C. cylinder or from an oxygen piping system.

Inspection and Test

The data submitted was examined at the offices of this Board by Asst. Engr. G. F. Sklenarik, Committee on Test. The unit has been approved by the Underwriter's Laboratories, Application No. 54C1689A, Dated March 28, 1955.

Recommendation

On the basis of the data submitted the Committee on Test recommends the approval of the Heidbrink, Model 25 Oxygen Tent as manufactured by the Ohio Chemical and Surgical Equipment Company, for voluntary use in the City of New York under the provisions of Sections C26-191.0 and

C19.96.0 Administrative Code and the requirements of the Fire Commissioner provided each appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 570-55-SA," and also designating the model.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

151-56-SM

APPLICANT—Universal Valve Co., Inc., owner.

SUBJECT—Application February 8, 1956—Univalv New York City Fill Box for Gasoline, sizes 2 inch and 3 inch, approval of.

APPEARANCES—

For Applicant: Joseph V. Milo.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 151-56-SM

Subject: Univalv New York City Fill Box for Gasoline, Sizes 2 and 3 inches.

Universal Valve Company, Inc., Elizabeth, New Jersey filed February 8, 1956 an application with the Board of Standards and Appeals for approval of the Univalv New York City Fill Box for Gasoline, Sizes 2 and 3 Inches, under the provisions of C19-59f Administrative Code.

Purpose

A fill pipe terminal for gasoline designed to prevent seepage of water or other foreign matter into fill line.

Description

The fill box has a cast iron body with an iron lid that is easily removed with a special wrench. The lid is of the quick locking type requiring an eighth of a turn to seal. The two locking lugs on the inside of the body, 180° apart, are part of the body and are tapered; the corresponding lugs on the lid are machined to fit the taper which insures a tight fit. Gasoline resistant gaskets are used throughout.

The body of the valve is provided with a double outlet, side and bottom, one of which is fitted with a brass threaded plug.

The inside assembly of the valve consists of an iron elbow, a bronze cap, a bronze replaceable insert, and a hinged disc. The inside cage assembly is bolted to the body proper with four bolts, separated by gasoline proof gaskets. The inside cap is threaded and gasketed and is provided with a locking device for a padlock and the elbow extends down into the body with a 90° turn the top of the cage setting well below a high shoulder and includes a double mesh of 20 mesh screen and at the bottom of the turn is a self closing valve.

Inspection and Test

The appliance was examined by Asst. Engr. J. A. Darts, Committee on Test and was found to operate as designed.

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Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Univalv New York City Fill Box for Gasoline, Sizes 2 and 3 inches for use in New York City with gasoline tank installations when installed in accordance with this report and the requirements of C19-59.0.f Administrative Code provided that the cover of the terminal shall have raised letters reading "Gasoline—Cal. No. 151-56-SM" and where there is a storage system for volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal for the fuel oil pipe shall be provided with left handed threads and shall be of a different size than that required for the fill pipe to the gasoline tank.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

334-56-SM

APPLICANT—Athol Manufacturing Co., owner.
SUBJECT—Application April 16, 1956—Terson 4212 FRS-MRS (for folding doors in places of public assembly), approval of.

APPEARANCES—

For Applicant: Howard I. Earl.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 334-56-SM

Subject: TERSON 4212 FRS-MRS (Flame proof fabric for folding doors).

Athol Manufacturing Co., Athol Mass., filed April 16, 1956 an application with the Board of Standards and Appeals for approval of the material known as Terson 4212 FRS-MRS under the provisions of the Flame proofing Rules of the Board.

Purpose

The material is a flame resistant material to be used in folding doors.

Description

The material is a vinyl plastic coated fabric in which both the coating compound and the cotton fabric have been flame proofed.

The cotton fabric is known as 4.15 Sheeting and the plastic coating is a vinyl synthetic resin plastic.

The cotton backing is flame proofed with the material known as "Reggard A" (approved by the Board under Cal. No. 1089-47-SM).

Inspection and Test

Samples of the material were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test and W. H. Masterson representing the applicant.

There was no flashing and the average time of glow on all samples tested was $\frac{1}{2}$ second.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test the Committee on Test concludes that the material Terson 4212 FRS-MRS possess inherent flame proofing properties and accordingly recommends the approval of this material for use as a flame resistant fabric for use in folding doors. The Committee further recommends that folding doors constructed of this material shall not be used in locations wherein an approved opening protective assembly is required.

Tests on each specific installation or any retests thereof shall be made by The Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that all cartons or containers in which this material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 334-56-SM".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

547-56-SA

APPLICANT—A to Z Equipment Corp., owner.
SUBJECT—Application July 17, 1956—AZCO Propane Burning Drying Heater, Model 150-A (to supply temporary heating for construction work), approval of.

APPEARANCES—

For Applicant: Ernest C. Greene.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 547-56-SA

Subject: AZCO Propane Burning Drying Heater, Model 150A (to supply temporary heating for construction work).

The A to Z Equipment Co. of Westbury, Long Island, filed July 17, 1956 an application with the Board of Standards and Appeals for approval of the AZCO Propane Burning Drying Heater Model 150A under the provisions of section C-19.91 of the Administrative Code and the requirements of the Fire Commissioner.

Purpose

A space heater intended for temporary use in the drying of concrete and plaster construction work.

Description

The AZCO Propane Burning Drying Heater, Model 150A is a floor type space heater intended for temporary use in the drying of concrete and plaster construction work during cold weather.

It consists of a 20 ga. cold rolled steel cabinet that stands 21 inches high, 11 inches wide and 25 $\frac{3}{4}$ inches long. Open louvers are cut into the top of the cabinet. A cast iron

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burner with slotted openings is installed in the lower portion of the cabinet. The primary air intake is provided with an adjustable air shutter made of cadmium plated steel. Below the burner is a 20 ga. steel bottom pan and a separate floor shield of the same material that serve to protect the surface beneath the burner from heat and also are made to direct the flow of secondary air upward past the burner.

For the use intended the assembled heater is equipped with a brass shut-off valve, a Minneapolis-Honeywell C-587 automatic valve and a Minneapolis-Honeywell Q-235 thermo couple. The automatic valve is assembled to the unit with a 90° elbow to keep it close to the heater cabinet.

In operation, propane is supplied from an I.C.C. cylinder through a non-adjustable regulator, factory preset for 11 inches water column maximum gas pressure. A hose, suitable for propane, is used between regulator valve and heater. Hose connections are threaded.

To light the burner the gas valve is opened and the manual reset button on the automatic valve is held open to permit the gas to flow to the burner. After ignition, the reset button must be held open for approximately 20 seconds to sufficiently heat the thermo couple which will then keep the automatic valve in the open position.

If the flame should be extinguished for any reason, the automatic valve will stop the flow of gas within approximately 45 seconds.

The model 150A heater is rated at 50,000 BTU per hour.

Inspection and Test

A typical model 150A heater was inspected and tested at the premises of the applicant at Westbury, Long Island. Present at the test were Ass't Engr. G. F. Sklenarik, Committee on Test, Mr. E. C. Greene and others representing the applicant. The appliance functioned and was designed as described in this report.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the AZCO Propane Burning Drying Heater model 150A for temporary use in drying concrete and plaster construction in accordance with this report and under the provisions of section C-19-91.0 Administrative Code, rule 2.7 of the Boards rules, for the Erection, Alteration, Repair, Excavation for and Demolition of Buildings and the requirements of the Fire Commissioner provided that each appliance will bear a label, permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 547-56-SA."

The Committee is of the opinion that as this appliance is to be used temporarily as a salamander in construction work it need not be connected to a flue, outlet or chimney.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

266-34-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axel Co., owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Timken Silent Automatic Oil Burner, Model G; previously approved.

APPEARANCES—

For Applicant: John J. Morro.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axel Co., owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Timken Silent Automatic Water Heater, Models 40-A and 50-B; previously approved.

APPEARANCES—

For Applicant: John J. Morro.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

229-50-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axel Co., owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Timken Silent Automatic Gas Burners, Models GFD-60, GFD-80, GFD-107, GFH-56, GFH-80, GBB-60 and GBR-80 previously approved.

APPEARANCES—

For Applicant: John J. Morro.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

651-50-SM

APPLICANT—Gypsum Association, for Certaineed Products, Inc., owner manufacturer.

SUBJECT—Celo-Rok gypsum plaster and Celo-Rok gypsum lath (fireproofing materials for columns), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

555-49-SA

APPLICANT — The Hobard Manufacturing Company, owner.

SUBJECT—Application for consideration—re to dismiss request for amendment—re Kitchen Aid Home Dishwasher, Model KD-20; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

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560-49-SA

APPLICANT—Montgomery Elevator Company, owner.
SUBJECT—Door bolt and Contact for swing doors for operator control only. Freight Elevators, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

206-50-SM

APPLICANT—Plasteel Products Company, owner-manufacturer (John Cole and J. H. Squires, agents).

SUBJECT—Plasteel (siding), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

554-50-SM

APPLICANT—The Philip Carey Mfg. Co., owner-manufacturer.

SUBJECT—Carey Automotive Undercoater, Types 1 and 2, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

558-50-SA

APPLICANT—Fairbanks, Morse and Co., owner-manufacturer.

SUBJECT—Fairbanks-Morse Suspended Oil Furnaces, Models FM 80-OS, FM 100-OS, FM 120-OS, FM 150-OS and FM 180-OS, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

580-50-SM

APPLICANT—A.B.C. Pipe Works Inc., owner-manufacturer.

SUBJECT—A.B.C. Pipe Works Inc. Concrete Filled Columns, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

595-50-SM

APPLICANT—Fred David, owner-manufacturer.

SUBJECT—Fred David's Beam Clamp, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly: 3
Negative 0
Absent: Commissioner Keating 1

617-50-SA—Vol. II

APPLICANT—Serge Elevator Company, Inc., owner-manufacturer.

SUBJECT—Application September 22, 1951—DC Power Failure Device, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

621-50-SA

APPLICANT—Marcato Elevator Co., Inc., for Ther Electric and Machine Works, owner-manufacturer.

SUBJECT—Ther Electric and Machine Works Regeneration Control for Elevators, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

645-50-SM

APPLICANT—Amsso International, for Bernard H. Payton, owner.

SUBJECT—Anthra-Co-Mite Pozzolan Material, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

650-50-SM

APPLICANT—Gypsum Association, for Newark Plaster Co., owner-manufacturer.

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SUBJECT—Application for consideration—re dismiss request for reopening of January 27, 1953—re Old Newark Gypsum Plaster and Kelly Cork Gypsum Lath (for fireproofing columns); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

725-50-SM

APPLICANT—Great Lakes Carbon Corporation, owner-manufacturer.

SUBJECT—Permalite Plaster Aggregate (taking place of sand in gypsum-plaster, cement-plaster and concrete), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

739-50-SM

APPLICANT—Johns-Manville Sales Corp., owner-manufacturer.

SUBJECT—Johns-Manville Fibretone, Flame Retardant Finish Acoustical Treatment, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened May 1, 1956—re amendment to resolution as to additional models—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace, Models UH40, UH60, UHB60, UHB80, UHB100, FU40A, FU60A, FUB40A, FUB60A FUB80A and FUB100A; previously approved.

APPEARANCES—

For Applicant: Ruth Shafer.

ACTION OF BOARD—Laid over to October 16, 1956 at 2 P.M. for full vote of the Board.

THE VOTE—

Affirmative: Chairman Murdock and Deputy Chief Connolly 2
Negative: Commissioner Kleinert 1
Absent: Commissioner Keating 1

1005-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 16, 1956, at 2 P.M. for further consideration.

152-44-A—Vol. II

APPLICANT—William R. Tolliver, trustee, for Queens Lodge 1001 Elks, owner.

SUBJECT—Application reopened May 22, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—public occupancy in a frame building.

PREMISES AFFECTED—112-22 New York boulevard, west side, 130 ft. north of 112th road (Meyer avenue), Block 12183, Lot 35, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Nelson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 14, 1956, on Alt. App. 104/44 reads:

"1. Proposed Extension of expired certificate of occupancy must be submitted to the Board of Standards and Appeals for approval. See original approval Cal. 152-44-A."

and

WHEREAS, under date of May 9, 1944, under Cal. No. 152-44-A, Vol. I, the Board modified the decision of the borough superintendent dated March 11, 1944, on Alt. App. 104/44, to permit the ground floor only to be used for public use, substantially as proposed on condition that the number of persons shall not exceed the occupancy permitted by the exits; that the second floor be used only for storage and offices; that the cellar ceiling be fire retarded throughout and the cellar stairs enclosed with fireproof self-closing door at cellar level; and such variance to continue for a term of two years; and

WHEREAS, on October 1, 1946, the Board extended the term of the variance for an additional period of two years; and again on November 16, 1948 extended the term for an additional two years and required that a certificate of occupancy be obtained; and

WHEREAS, the applicant has filed a copy of certificate of occupancy #54410 issued April 4, 1949, against Alt. App. 104/44, permitting the present use and occupancy; and

WHEREAS, the applicant requests that the term of the variance be extended; and

WHEREAS, the applicant states that there have been no structural changes, no increased hazards and the building has been kept in good repair since the resolution adopted by the Board May 9, 1944.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 19, 1944 only insofar as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted for a term of five years from the date of this *amended* resolution to permit * * *; that other than as herein *amended*, the provisions of the resolution above cited shall be complied with and a new Certificate of Occupancy shall be obtained".

960-55-A

APPLICANT—Joseph Mitchell, for General Time Corp., owner.

SUBJECT—Application December 1, 1955—Appeal from a decision of the fire commissioner—re smoking in factory.

MINUTES

PREMISES AFFECTED—107-109 Lafayette street and 98 Walker street, northeast corner, Block 197, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Mitchell.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated November 22, 1955, reads:

"In response to your request of November 22nd for permission for your occupants and clients to smoke in certain parts of your premises, you are advised that smoking in factories or parts of factories is prohibited by the provisions of the State Labor Law. However, you may appeal this decision if you so desire to the Board of Standards and Appeals, Room 1000 Municipal Building, New York City."

and

WHEREAS, the applicant states the building is 8 stories, 98 ft. in height, 59 ft. 9 in. front by 78 ft. 4 in. in depth, of fireproof construction, erected 1907, located in an unrestricted use, B area, class 2 height district, and used and occupied without a certificate of occupancy since 1907—cellar—storage, boiler room, 6 persons; 1st floor—store, office, showroom, shipping, 40 persons; 2nd floor—offices, shipping, 30 persons; 3rd floor—shipping, 10 persons; 4th floor—factory, 40 persons; 5th floor—factory, 40 persons; 6th floor—office and laboratory, 30 persons; 7th floor—offices, 30 persons; 8th floor—offices, 30 persons. There is an approved one-source sprinkler system in the cellar; there is an approved interior fire alarm system; there are two interior steel and concrete stairs, 3 ft. 8 in. and 3 ft. 4 in. wide, enclosed in 6 inch terra cotta equipped with kalamein self-closing doors and leading direct to street; one stairs leads to roof bulkhead; and

WHEREAS, Certificate of Occupancy #45353 was issued March 2, 1956 against Alt. App. 1801/55 permitting the present use and occupancy; and

WHEREAS, the applicant states that the building was erected under N.B. App. 474/07 for use by the present owner as a Labor Law building; that storage areas in the cellar have been protected with sprinklers and there is standpipe outlet on all floors; and

WHEREAS, the applicant requests that smoking be permitted in the store where customers enter and use the premises on the first floor, the office entrance from the main lobby on the first floor, the offices on the second, sixth, seventh and eighth floors, and the wash rooms on all floors as indicated in hatched lines on plans filed with this appeal; and

WHEREAS, the premises was inspected by a committee of the Board

Resolved, that the decision of the Fire Commissioner dated November 22, 1955, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit smoking within such spaces of the building as proposed and as indicated on plans filed with this appeal marked "Received December 1, 1955", (2 sheets), (cellar and roof) and plans marked "Received April 11, 1956", (8 sheets), *on condition* that smoking shall be permitted only in such places as indicated on such plans where hatched *on condition* that in such places where smoking is permitted there shall be receptacles for smokers' refuse located where the Fire Commissioner shall direct and also signs posted as approved by the Fire Commissioner where such smoking is herein permitted; and that such fire-fighting equipment as described by the applicant shall be maintained.

123-47-A—Vol. IV

APPLICANT—Solfred Maizus, for Theodore Rosenberg, owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider a new decision—re Appeal from a decision of the borough superintendent; previously granted on condition, and Vol. III previously withdrawn.

PREMISES AFFECTED—623 Linden boulevard, northwest corner of 328-338 East 45th street, Block 4865, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Solfred Maizus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure to consider a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert

and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

641-50-A—Vol. II

APPLICANT—Simon B. Zelnik, for 130 East 58th Street, Corp., owner. (Fine Arts Theater Company, Inc., lessee.)

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use on the fourth floor—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue, Block 1312, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving J. Hirshman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider extension of use on the fourth floor.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert

and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

874-54-A

APPLICANT—Standard Fruit & Steamship Co., lessee, for Department of Marine and Aviation, City of New York, owner.

SUBJECT—Application November 15, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Wall street, 600 ft. east of South street, Pier 13, East River, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert

and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

648-53-A

APPLICANT—Noah N. Sherman, for Therese D. Browning Trust, owner, William C. Browning trustee (Charles F. Wilson, Inc., lessee).

SUBJECT—Application August 13, 1953—Appeal from a decision re an order of the fire commissioner—re manufacture of inflammable or combustible mixtures.

MINUTES

PREMISES AFFECTED—109 West 17th street, north side, 125 ft. west of Avenue of the Americas (6th); Block 793, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn for the purpose of submitting to the Fire Department a copy of the Certificate of Occupancy including the uses as proposed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

642-51-A—Vol. II

APPLICANT—M. Martin Elkind, for DeKalb Realty Corp., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress and live load.

PREMISES AFFECTED—1064-1066 DeKalb avenue, south side, 200 ft. west of Reid avenue and 563-567 Kosciusko street, Block 1603, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the applicant states that the owner has sold the property and therefore requests to withdraw the appeal;

Resolved, that the appeal be and it hereby is *withdrawn*.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—3-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Larry Meltzer.
For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Laid over to October 16, 1956, at 2 P. M., for applicant to submit a new decision of the borough superintendent.

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.

SUBJECT—Application June 7, 1956—re Appeal from a decision of the borough superintendent—omission of fire wall.

PREMISES AFFECTED—12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Laid over to October 9, 1956, at 2 P. M., to October 16, 1956 for further inspection.

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.

SUBJECT—Application February 4, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Laid over to October 23, 1956, at 2 P. M., for inspection and decision.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent, re exits, etc.

PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Laid over to November 14, 1956, at 2 P. M., for inspection and decision; hearing closed.

72-36-BZ—Vol. II

APPLICANT—William D. Tucker, for Estate of Thomas Snell, owner. (Rosdniw Company, Inc., lessee).

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, for a term of five years, under section 7c of the zoning resolution, permitting the extension from a retail use district into a residence use district, of a business use (store) on part of the first story of a residence building.

PREMISES AFFECTED—322-332 Lexington avenue and 130 East 39th street, southwest corner, Block 894, Lot 71, Borough of Manhattan.

APPEARANCES—

For Applicant: William D. Tucker.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on January 12, 1937, on certain conditions; and

WHEREAS, the resolution was amended on February 10, 1942 and October 6, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on October 3, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1937, as thereafter *amended* by resolutions adopted through October 3, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision c for a term of five years from the date of this *amended* resolution * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Viol. 47/35)

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Tidewater Oil Co., new owner; Howard McDonough, former owner.

SUBJECT—Application for consideration—reopening for amendment, additional pump and to record new owner—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs, storage, and sale of accessories and office, for a term of 15 years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

Absent: Commissioner Keating.

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on June 7, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, by adding thereto:

"that one additional gasoline pump on the existing island may be permitted, as now shown on revised plans marked "Received September 18, 1956" (1 sheet), and as passed on by the borough superintendent under N.B. App. 32/54, denied September 13, 1956, *on condition* that in all other respects the resolution above cited shall be complied with."

107-42-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station in proximity to a playground.

PREMISES AFFECTED—401-415 Dahill road and 2-12 Cortelyou road, southeast corner, Block 5384, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on January 29, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 20, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1946 as thereafter *amended* by resolutions adopted through January 20, 1953 by adding thereto:

"that the accessory building may be enlarged by adding a class room; that the curb cuts may be rearranged as to location and sizes as shown; that the pumps islands may be relocated as shown on revised plans marked "Received September 19, 1956," 2 sheets, as passed on by the borough superintendent under N.B. App. 1098/56, denied September 19, 1956, *on condition* that in all other respects the resolution above cited shall be complied with."

and

That the time to complete may be *amended* as follows:

"that in view of statement by applicant that plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed including this amendment and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution, from the date of this *amended* resolution." (N.B. App. 111/44 and N.B. App. 1098/56.)

777-45-BZ

APPLICANT—Elsie and Michael O'Connor, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 3, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the maintenance of a stable (riding academy for 8 horses for hire).

PREMISES AFFECTED—198-73 Foothill terrace, east side, 98 ft. north of Hillside avenue, Block 10532, Lots 128 and 131, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Michael O'Connor.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, the term of variance was extended on October 3, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1946, as thereafter *amended* on October 3, 1951 only so far as it

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refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution continuation of a stable of riding horses to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. App. 1641/43.)

303-46-BZ

APPLICANT—Standard Reference Works Publishing Company, Inc., lessee; Schnurmacher Bros., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7b of the zoning resolution, permitting in a residence and restricted retail use district, the proposed use of structure for commercial purposes from residence use.

PREMISES AFFECTED—53 East 77th street, north side, 69 ft. east of Madison avenue, Block 1392, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Marcus Miller.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 4, 1947, on certain conditions; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 4, 1947, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision b for a term of 10 years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained within three months from the date of this *amended* resolution" (Alt. App. 186/46).

739-49-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, for 232-20 Northern Blvd. Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment, additional tanks and pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7h and 7i of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sales of auto accessories, motor vehicle repair shop and office and permitting the parking of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—232-20 Northern boulevard and 45-02 to 45-08 233rd street, southwest corner, Block 8165, Lot 25, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: None.

For administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, October 21, 1952, on certain conditions; and

WHEREAS, the term of variance was extended on June 16, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1952, by adding thereto:

"that there may be installed two additional 550 gallon approved gasoline storage tanks for a total of twelve such tanks; that there may be installed two additional low approved type gasoline dispensing pumps; that one existing two-pump island may be removed and a new island constructed for three pumps, in accordance with revised plans marked 'Received September 18, 1956,' (one sheet), *on condition* that in all other respects the resolution above cited shall be complied with." (N.B. 3769/49)

82-51-BZ

APPLICANT—Harry Hurwit, for 1600 Adams Street Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in the residence use portion of the lot, the continuance of existing frame building as a motor vehicle repair shop with a driveway and curb cut (site partially in a business use and partially in a residence use district).

PREMISES AFFECTED—1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue, Block 4018, Lot 20, and 1608 Adams street, north side, 80 ft. west of East Tremont avenue, Block 4018, Lots 20 and 43, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Hurwit.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 29, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 16, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1952, as thereafter *amended* by resolution adopted September 16, 1952 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivisions e and h for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein

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amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 780/50 and 878/51.)

284-51-BZ

APPLICANT—Gustave Goldman, for Emily H. Selley, owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use C area district, the sub-division of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing. PREMISES AFFECTED—1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner, Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1951 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work was finished this year and that plans were approved by the Department of Buildings, that all permits required including a Certificate of Occupancy shall be obtained within three months from the date of this *amended* resolution." (Alt. App. 207 to 214-51).

692-53-BZ

APPLICANT—Lama, Proskauer and Prober, and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application for consideration—reopening for approval of plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7h and 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09, 47-21 163rd place, Block 5494, Lots 8-12 inclusive, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 31, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received March 26, 1956," (3 sheets), as being in substantial compliance with the resolution as adopted by the Board on January 31, 1956. (N.B. 3623/55)

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 22, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of 15 years. PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochow.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955; and

WHEREAS, working drawings submitted as being in substantial compliance with the Board's requirements, were approved on June 1, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1955, as thereafter *amended* by resolutions adopted through June 1, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the building is now in the process of completion, plans have been approved by the Department of Buildings, that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution" (N. B. App. 869/54, N. B. 870/54).

739-54-BZ

APPLICANT—Abrahams & Hertzberg, for Menna and Son, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use C area district, the erection and

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maintenance of a one story extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—157-161 Lombardy street, north side, 75 ft. west of Varick avenue and 102-104 Anthony street, Block 2820, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955 by adding thereto:

"that in the event the owner desires to increase the height of the extension from 17 feet to 19 feet, and to provide two loading berths to the Anthony Street frontage, instead of one as originally shown, and as now indicated on revised plans marked 'Received August 23, 1956' (one sheet), and as passed on by the borough superintendent under Alt. App. 3341/54, denied August 21, 1956, such changes may be permitted provided the requirements of the resolution above cited shall be complied with in all other respects."

402-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application May 31, 1956—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn in view of reopening of Cal. No. 914-50-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

403-56-A

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application May 31, 1956—Appeal from a decision of the borough superintendent filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn in view of reopening of Cal. No. 915-50-A, Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

774-54-BZ

APPLICANT—Robert C. Salkind, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: J. Lerner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 21, 1955 and February 15, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955, as thereafter *amended* by resolution adopted through February 15, 1956 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1350/54)

775-54-BZ

APPLICANT—Robert C. Salkind, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: J. Lerner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 21, 1955 and February 15, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955, as thereafter *amended* by resolutions adopted through February 15, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required including a Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution" (Alt. App. 1351/54).

317-33-BZ—Vol. II

APPLICANT—Ervin Palmer, for Dickel Construction Co., owner (Arnold Lowenstein, lessee).

SUBJECT—Application for consideration—reopening as Vol. II as to amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—139-01-21 Jamaica avenue, north side and 139-02-18 89th avenue, Block 9673, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing November 7, 1956, at 10 a.m., subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

279-55-BZ—Vol. II

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re new changes, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider new changes; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

Adjourned: 4:05 P.M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on June 26, 1956, as they appeared in Bulletin No. 27, Vol. 41, are hereby corrected to read as follows:

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 17, 1956 subject to regular procedure, to consider extension in area of the premises; and

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; laid over to May 22, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 170th Street and Boston road are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 10, 1955 acting on N.B. Applic. 1443-55, reads:

"1. The proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and office to a 'gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, store, car washing' in a business district is contrary to Sect. 4 of the Zoning Resolution and to the Bd. of S. & A. resolutions Cal. 437-27-BZ & Cal. 144-52-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. frontage by 133.97 ft. in depth, irregular, presently developed with a gasoline service station having a frontage of 85 ft. on Boston road and a frontage of 133.97 ft. on East 170th street; that this gas station is developed with five 550 gallon gas storage tanks, four dispensing pumps, an 8 ft. 4 in. by 26 ft. one story building of class 3 construction, used as an office and sales room, and six open lubricating pits; that the gas station was originally installed under S.A. 585 of 1925 and certificate of occupancy N.B. No. 2172 of 1925; that the gas station was extended under Alt. 234 of 1927 and a variance of the Board under Cal. No. 437-27-BZ; that no new certificate of occupancy was issued; that the site is further developed with a one story building of class 3 construction having a frontage of 25 ft. on Boston road and erected under N.B. No. 112 of 1913 as a store building; that the building was later altered under Alt. No. 147 of 1936 to convert to an auto laundry and

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MINUTES

repair of tires, and later altered under Alt. No. 980 of 1951 and a variance granted by the Board to use the building as a motor vehicle repair shop; that certificate of occupancy No. 15212 was issued on November 16, 1954 for this use; that it is proposed to remove all of the buildings and open pits now on the site and erect a new accessory building of class 3 construction, one story in height, having a frontage of 44 ft. a depth of 30 ft. 6 in. and containing the conjunctive uses of lubritorium, car wash, minor auto repairs, utility room and store; that it is further proposed to maintain the five present 550 gallon gas storage tanks and install three additional tanks of 550 gallon capacity each, making a total of eight; that the four present gas pumps are to be relocated to 10 ft. back of the Boston road building line; that the present gas station is legal as well as the present auto repair shop, so that the new additional use is car washing; and

WHEREAS, the applicant contends that the removal of the present open greasing lifts and the rehabilitation of the site will improve the conditions and appearances for the entire community; that since the present gas station has been in continuous use since 1925 it has proven that it is a required service at this point and its rehabilitation and extension will enable it to render a more efficient service to the public; that the extended portion of the gas station will only replace the present legal non-conforming use of the motor vehicle repair shop; and

WHEREAS, the applicant states that the present owners have held title to lot 14 since June 15, 1932 and to lot 17 since April 30, 1936; that the assessed valuation of the land is \$27,000 and of the building \$10,500 making a total of \$37,500; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition to permit extension of the area and reconstruction; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction of the lawfully existing gasoline service station and to permit the extension substantially as proposed *on condition* that all buildings on the premises shall be

demolished and the premises shall be reconstructed and arranged as indicated on such plans marked "Received December 8, 1955", 6 sheets; that the accessory building shall be of the design, location and arrangement as indicated on such plans and shall be faced with face brick except on the rear; that there shall be no cellar under the accessory building; that pumps shall be of a low approved type and erected not nearer than 15 ft. to the street building line of Boston Road; that the balance of the premises where not proposed to be occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that along the rear lot line to the west from the accessory building to the building line of Boston Road there shall be erected a masonry wall not less than 5 ft. 6 in. in height; that curb cuts shall be restricted to two curb cuts to Boston Road each 30 ft. in width and two curb cuts to East 170th Street 30 ft. in width; that no portion of any curb cut shall be nearer than 5 ft. to a lot line as prolonged; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that under Section 7i of the zoning resolution, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard at right angles to Boston Road building line for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that there may be metallic standards, located where shown, for lighting, provided such lights have metallic shades to reflect toward the center of the premises; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that any existing tanks shall not be reused unless they are tested by the Fire Commissioner and found to be in good condition; *that there may be parking of cars awaiting service* and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—The words "*that there may be parking of cars awaiting service*" inserted in the resolution, as indicated in italics.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 43

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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DOCKET

New Cases filed up to October 16, 1956

Cal. No. Dept. Premises Affected

671-56-BZ—B.B.—1249-1265 Sutter avenue, north side, from Doscher street to Euclid avenue, 167 Doscher street and 566-578 Euclid avenue, Block 4249, Lot 55, Borough of Brooklyn, N.B. 1543-56—re gasoline service station, minor repairs, auto laundry (high speed), parking of motor vehicles; entrances and exits, etc.—residence use district.

672-56-BZ—B.B.—271-285 Senator street, north side, 63.94 ft. west of 3rd avenue, Block 5849, Lot 45, Borough of Brooklyn, Alt. 3103-56—re parking and storage of motor vehicles—no fee—residence and retail use district.

673-56-BZ—B.Q.—48-33 Colden street, east side, 43.832 ft. south of Mulberry avenue, Block 5152, Lot 7, Flushing, Borough of Queens, Alt. 108-56—re alteration of existing building from 1 to 2 families—side yard—E-1 area district.

674-56-BZ—B.Bx.—2657 Marion avenue, west side, 201.1 ft. north of West 194th street, Block 3287, Lot 107, Borough of The Bronx, Alt. 944-56—re parking and storage of more than 5 cars—residence use district.

675-56-BZ—B.B.—508-526 Junius street, southwest corner of Riverdale avenue, Block 3831, Lot 30, Borough of Brooklyn, Alt. 1736-56—re wood working shop; power saws; storage of lumber.

676-56-A—B.M.—42 East 12th street, south side, 202 ft. west of Broadway, Block 563, Lot 27, Borough of Manhattan, Alt. 990-56—re egress.

677-56-BZ—B.Q.—25-19 Newtown road, northeast side, 159.29 ft. east of Crescent street, Block 573, Lot 113, Astoria, Borough of Queens, Alt. 1678-56—re eleven private garages not accessory to dwellings—business and residence use district.

678-56-BZ—B.M.—408 East 11th street, south side, 144 ft. east of 1st avenue, Block 438, Lot 12, Borough of Manhattan, N.B. 81-56—re stores and storage—residence use district.

679-56-BZ—B.B.—481-487 Manhattan avenue, southwest side, 82 ft. 4 in. northwest of Eckford street and 444-448 Leonard street, Block 2712, Lot 4, Borough of Brooklyn, Alt. 2524-56—re change in use from barrel storage and office to private garage for storage of more than 5 trucks—business use district.

680-56-A—B.Q.—38-02 to 38-20 20th avenue (38-04 official) and 20-01 to 20-09 38th street, southeast corner, Block 809, Lot 29, Long Island City, Borough of Queens, Alt. 1998-56—re Class 5 construction—manufacturing of metal doors and storage of metal doors and parts.

681-56-SA—Viking Superior Gas Burner, Model AB, sizes 30, 34 and 40, manufactured by Viking Superior Corp., Appliance.

682-56-SM—Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard, manufactured by Bestwall Gypsum Co., Material.

683-56-SM—Bestwall Weathershield Gypsum Sheathing, manufactured by Bestwall Gypsum Co., Material.

684-56-SM—Bestwall Lite Mix (mixed lightweight Aggregate-perlite-plaster), manufactured by Bestwall Gypsum Co., Material.

685-56-SM—Bestwall Gypsum Plaster, Bestwall Common Gauging, Bestwall Satin Spar Gauging, Bestwall Keenes Cement, Bestwall Wood Fiber Plaster, Bestwall Sunflower Molding, Bestwall Concrete Bond Plaster, manufactured by Bestwall Gypsum Co., Material.

686-56-SM—Bestwall Gypsum Lath, manufactured by Bestwall Gypsum Co., Material.

687-56-SA—Milnor Open End Laundry Washers (with Miltrol Automatic Washer Control, Model E), 25-Model W-25, 50-Model W-50, 75-Model W-75 and 100-W-100, manufactured by Pellerin Milnor Corp., Appliance.

688-56-SM—G. F. Angeli Plumber's Ring (for use in toilet outlet connections), manufactured by Galliano F. Angeli, Material.

689-56-SM—Pittsburgh Screw and Bolt Corp., High Tensile Strength Bolts (used in place of rivets), manufactured by Pittsburgh Screw and Bolt Corp., Material.

690-56-SM—Gold Bond Aluminum Louvers and Ventilators (for use to screen ventilation outlets in roof and foundation areas), manufactured by National Gypsum Co., Material.

691-56-SM—Decorwal (Glass Mosaic), manufactured by International Decor, Inc., Material.

692-56-SM—Ny-Sul-Lite (artificial snow and decoration), manufactured by Star Woolen Co., Material.

693-56-SA—Forney Oil Burner, Models QWRMA, QMA, QSA and QMSA, manufactured by Forney Engineering Co., Appliance.

694-56-SA—Manhattan Industrial Paint Drying Oven (gas-fired), manufactured by Manhattan Blower Corp., Appliance.

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65-55-A—B.M.—417-431 West 28th street, north side, 375 ft. east of 10th avenue, Block 726, Lot 18, Borough of Manhattan, Alt. 514-56—re egress and fire escape.

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634-44-A—Vol. IV—B.M.—227-229 East 56th street, north side, 260 ft. east of 3rd avenue, Block 1330, Lot 11, 6th floor, Borough of Manhattan, Alt. 1099-56—re increase in height and area.

449-41-BZ—Vol. III—B.B.—1302-1312 65th street and 6501-6505 13th avenue, southeast corner, Block 5754, Lot 8, Borough of Brooklyn, Alt. 4641-55—re extension to building and change of occupancy to gasoline service station, lubritorium, motor vehicle repair shop for minor repairs with hand tools only, parking of motor vehicles awaiting service; etc.; curb cuts, business entrance; show windows and signs with 75 ft. of a residence zone.

812-23-BZ—Vol. III—B.Bx.—671-695 East Tremont avenue and 1964 Belmont avenue, northeast corner and 1959-1969 Crotona avenue, Block 3079, Lot 42, Borough of The Bronx, Alt. 626-56—re store entrances and windows, etc.

2341-41-BZ—Vol. II—B.M.—153 West 68th street, north side, 122.99 ft. west of Broadway, Block 1140, Lot 6, Borough of Manhattan, Alt. 1379-56—re change in use of the first floor from a bakery to an auto repair shop—business use district.

354-23-BZ—Vol. III—B.B.—103-111 Empire boulevard, north side, 238 ft. 2½ in. east of McKeever place and 66-72 Sullivan place, Block 1306, Lot 37, Borough of Brooklyn, Alt. 2333-56—re change of occupancy to public garage, repairs of motor vehicles by hand tools only, parking of motor vehicles and office—business use district.

191-46-BZ—Vol. II—B.B.—8821-8829 26th avenue, south side, 210 ft. east of Harway avenue, Block 6897, Lot 18, Borough of Brooklyn, Alt. 2465-56—re extension to a restaurant, banquet and meeting hall within a residence use district.

209-46-BZ—Vol. V—B.Q.—93-01 to 94-05 Northern boulevard and 32-02 to 32-20 Junction boulevard, northwest corner, Block 1423, Lots 45 and 30, Jackson Heights, Borough of Queens, Alt. 1567-56—re proposed extension of the auto showroom, offices, greasing, parts dept., washing and wheel alignment, etc. all in conjunction with Chevrolet agency; parking of more than 5 cars waiting to be serviced.

60-37-BZ—Vol. IV—B.Q.—32-11 to 32-21 Newtown avenue and 28-36 to 28-58 33rd street, northwest corner, Block 619, Lot 1, Astoria, Borough of Queens, Alt. 1572-56—re parking of more than 3 cars; entrance or exits—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules ...	Mar. 18, 1947—Vol. 32, No. 11

	Last Publication
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
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Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
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Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25: By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 23, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning October 23, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

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Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 25, 1956, at the request of an objectant; no further request for adjournment; then laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braum, owner.

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 230-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—re (decision of borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041 Lot 26, Borough of The Bronx.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

Laid over from September 11, 1956 to October 2, 1956, for further consideration, and for applicant to furnish additional information as to upland property and marginal street; then to October 23, 1956, for inspection and decision; hearing closed.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary; then to October 2, 1956, at the request of the applicant to file further revised plans and other information requested by the Board at the meeting of July 24, 1956; hearing previously closed; then to October 23, 1956, for inspection and decision.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station,

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lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision.

914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II new proposal—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use of an existing dwelling to offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building—offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of the Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zone Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zone Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

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377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—re (decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.

PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

SUBJECT—Application July 19, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; hearing closed.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

Laid over from September 11, 1956, to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for inspection and decision.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, saleroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

Laid over from September 11, 1956 to September 18, 1956, at the request of an objector; no further request for adjournment; then to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for inspection and decision.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for inspection and decision.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32 and 33, Flushing, Borough of Queens.

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Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, at request of applicant's representative and for decision.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

Laid over from September 18, 1956 to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for inspection and decision.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

Laid over from September 18, 1956 to September 25, 1956, at the request of applicant; notices mailed did not provide the required time; applicant to send out further notice to affected property owners by regular mail; then to October 16, 1956, for inspection if necessary and decision; hearing closed; then to October 23, 1956, for inspection and decision.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for further consideration.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

115-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Iovine, owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from office, storage of roofer's materials and equipment, office, lunch room, automobile wrecking yard, parking and storage of more than 5 cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas.

PREMISES AFFECTED—5283-5291 Kings Highway, east side, 60 ft. 9¾ in. north of Preston court, Block 7949, Lots 20 and 23, Borough of Brooklyn.

256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Costango Ramieri, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia place, east side, 248 ft. north of State street and 26-28 Willow street, Block 259, Lot 15, Borough of Brooklyn.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

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758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).
SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.
PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

1008-55-BZ

APPLICANT—Thomas R. Sullivan, for Milton Jaeger, owner.
SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h of the zoning resolution, to permit in a retail and local retail use district the proposed erection and maintenance of a gasoline service station, car washing, lubricatorium, sale of accessories, minor motor vehicle repairs with hand tools only, parking for more than 5 motor vehicles.
PREMISES AFFECTED—1252 Forest avenue and 444 Jewett avenue, southwest corner, Block 388, Lot 54, West Brighton, Borough of Richmond.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).
SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.
PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.
SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.
PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.
SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises for bachelor apartments to photographers' studios, to occupy more than 65% of the lot in the B area portion and more than 55% of the lot in the D area portion.
PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

464-56-BZ

APPLICANT—Ivan E. Zukovskyj, for Mychailo Drebycz, owner.
SUBJECT—Application July 2, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of a 2 family dwelling which encroaches upon the required 10 foot setback.
PREMISES AFFECTED—1880 Hutchinson River parkway, east side, 25 ft. south of Morris Park avenue, Block 4190, Lots 14 and 15, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 23, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

56-56-A

APPLICANT—Sidney Daub, for Kohner Realty Corp., owner.
SUBJECT—Application January 16, 1956—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan.

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.
SUBJECT—Application February 4, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

153-54-A—Vol. II

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.
SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re increase in the number of persons on 2nd floor.
PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

652-56-A

APPLICANT—Maurice Courland, for The Jewish Agency, Inc., owner.
SUBJECT—Application October 1, 1956—Appeal from a decision of the borough superintendent—re construction.
PREMISES AFFECTED—14-18 East 66th street, south side, 122 ft. west of Madison avenue, Block 1380, Lots 61, 62 and 63, Borough of Manhattan.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.
SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.
PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.
SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.
PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

352-56-A

APPLICANT—Millard Bresin, for Quadro Service Inc., owner.
SUBJECT—Application May 8, 1956—Appeal from a decision of the borough superintendent—re exits, live load, etc.
PREMISES AFFECTED—125-131 South 1st street, north side, 149 ft. 9 in. east of Berry street and 144-150 Grand street, south side, 159 ft. 2 in. east of Berry street, Block 2392, Lot 18, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 30, 1956, at 10 o'clock in Room*

CALENDAR

1013, Municipal Building, Manhattan, on the following matters:

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, at the request of an objector; no further request for adjournment; then to October 30, 1956, for inspection and decision; hearing closed.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. and H. H. Karsten, owner.

SUBJECT—Application reopened February 7, 1956—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; and for applicant to file revised plans covering the two proposed occupancies. Hearing closed.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry owners.

SUBJECT—Application June 29, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

522-56-BZ

APPLICANT—Simeon Heller, and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue and 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring.

919-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 2, 1956 for consideration as to extension of term of variance, expired May 29, 1956—re (decision of the borough superintendent) previously granted on condition under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station, lubritorium, car washing, sales training room, storage and office and permitting ground signs and permitting curb cuts more than permitted distance from intersection.

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PREMISES AFFECTED—69-02 to 69-20 Northern boulevard and 33-01 to 33-09 69th street, southeast corner and 33-02 to 33-10 70th street, Block 1242, Lot 1, Jackson Heights, Borough of Queens.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Koss, owners.

SUBJECT—Application reopened October 2, 1956 for consideration as to time to complete, expired May 10, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, permitting for a term of twenty years, in a residence use district, the erection and maintenance of a business structure (stores) and permitting the parking of patrons' and employees' motor vehicles on unbuilt portion of plot (previously withdrawn, re permit the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h, and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, Block 6236, Lot 23, Borough of Brooklyn.

498-55-BZ

APPLICANT—Reliable Home, Inc., Harry, Simon and Leiser Noveck, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the maintenance of a 2 family residence and garage of class 4 construction, with chimney encroaching upon the required setback.

PREMISES AFFECTED—47-47 158th street, northeast corner of Oak avenue, Block 5488, Lot 8, Flushing. Borough of Queens.

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morganroth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

277-56-BZ

APPLICANT—Morris Kwell, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

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PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 30, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1005-54-SA

APPLICANT—Linde Air Products Company, Div. of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

1003-54-SA

APPLICANT—Linde Air Products Company, Div. of Union Carbide and Carbon Corporation, owner.

SUBJECT—Application December 24, 1954—Linde Liquid Transport Semi-Trailer for Liquid Oxygen and Argon, Models 250 and 300.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 7, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 7, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application reopened July 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lot 24, Borough of The Bronx.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars.

PREMISES AFFECTED—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

346-55-BZ

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—re (decision of the borough superintendent) under sections 7c and 7a of the

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zoning resolution, to permit in a business use district, proposed extension of building and openings between adjacent parts of buildings; new extension to be used for machine shop and welding and storage of acetylene and oxygen bottles; new storage space to be used for the parking of 3 trucks.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

347-55-A

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

1015-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Daniel and Mildred Gallo, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing non-storage garage for more than 5 motor vehicles and gasoline service station, lubritorium, minor auto repairs and car washing, to include brake work, wheel alignment, storage room, office, sales, parking and storage of motor vehicles, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—81-01 to 81-15 (81-11 official) 41st avenue and 40-47 to 40-53 81st street, northeast corner, Block 1492, Lots 35 and 37, Elmhurst, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

93-56-BZ

APPLICANT—Charles M. Spindler, for Saul and Herman Shapiro, owners.

SUBJECT—Application February 9, 1956—re (decision of

the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed reconstruction of present gasoline service station and use of premises for gasoline service, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service; proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—4002-4014 Avenue U and 2001-2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

317-33-BZ—Vol. II

APPLICANT—Ervin Palmer, for Dickel Construction Co., owner (Arnold Lowenstein, lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, proposed extension of the roof of lubritorium, which is contrary to resolution of Board of Standards and Appeals Cal. No. 317-33-BZ.

PREMISES AFFECTED—139-01 to 139-21 Jamaica avenue and 139-02 to 139-18 89th avenue, northeast corner, Block 9673, Lot 1, Jamaica, Borough of Queens.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent)

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under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

676-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district proposed change of use of auto showroom, office, parking of more than 5 motor vehicles, sale and display of more than 5 new and used cars, garage for not more than 5 motor vehicles, to auto showroom, offices, parking of more than 5 motor vehicles, sale and display of more than 5 used cars and motor vehicle repairs.

PREMISES AFFECTED—208-24 Northern boulevard and 45-02 to 45-10 Oceanic street, southwest corner, Block 7305, Lot 50, Bayside, Borough of Queens.

1018-55-BZ

APPLICANT—Robert Gottlieb, for Rose K. Lyons, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—133-135 West 165th street and 1059-1066 Ogden avenue, northwest corner, Block 2514, Lot 1, Borough of The Bronx.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owners.

SUBJECT—Application February 16, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

438-56-BZ

APPLICANT—Jane Nicastri, owner.

SUBJECT—Application June 14, 1956 (re decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3143-3145 East Tremont avenue, northeast corner of Baisley avenue, Block 5311, Lots 16 and 17, Borough of The Bronx.

274-26-BZ—Vol. II

APPLICANT—Jane Nicastri, owner.

SUBJECT—Application reopened July 3, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed extension of a existing commercial building in the residence use district portion of the plot.

PREMISES AFFECTED—3349-3357 East Tremont avenue, north side, 70 ft. east of Baisley avenue, Block 5311, Lot 7, Borough of The Bronx.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

451-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss and Benjamin Braunstein, trustees (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the

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zoning resolution, to permit in a residence use district the use of a vacant lot for parking and storage of motor vehicles.

PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 7, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 7, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

314-56-A

APPLICANT—Manhattan Beach Community Group, Inc., for Neighboring Property owners.

OWNERS OF PREMISES—West End Homes Inc.

SUBJECT—Application April 16, 1956—Appeal from a decision of the borough superintendent re revocation of Permits N.B. 2665-55 and N.B. 2666-55—zoning matter, re side and rear yards.

PREMISES AFFECTED—Oriental boulevard, south side, from Beaumont to Coleridge streets, 207 Beaumont street and 208 Coleridge street, Block 7516, Lots 1615 and 1623, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 14, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans; then to November 14, 1956, at the request of the applicant's representative to submit revised plans; hearing previously closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station, lubricatorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubricatorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of

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the zoning resolution, to permit in a business use district the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiaro, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

Laid over from October 9, 1956 to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered.

632-19-BZ—Vol. II

APPLICANT—Roe and Kramer, for Du Mont Broadcasting Corp., owner (Sutton Terrace Garage, Inc., lessee).

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change from garage on 1st floor and commercial use on upper floor, to garage for more than 5 cars in the entire building.

PREMISES AFFECTED—215-217 East 67th street, north side, 275 ft. ½ in. east of 3rd avenue, Block 1422, Lot 12, Borough of Manhattan.

797-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a business and retail use district, proposed

reconstruction of the existing gasoline service station, extension of lot and change of use to gasoline service station, lubritorium, store, minor auto repairs, car washing, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—24-40 Remsen avenue and 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn.

3-29-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Edward J. Macaluso, owner.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, E-1 area district, the proposed extension of a gasoline service station, as granted by the Board under Cal. 3-29-BZ on May 28, 1929, to include office, sales, car wash, lubritorium and motor vehicle repairs, proposed extension has less than 15 ft. rear yard as required.

PREMISES AFFECTED—920 Hylan boulevard, south side, 120 ft. east of Linwood avenue, Block 3266, Lot 7, Grasmere, Borough of Richmond.

326-41-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and William H. Healy, for Margharita Boccia, owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed continued use of a frame building for 7 car garage.

PREMISES AFFECTED—2222 Homecrest avenue, west side, 180 ft. south of Avenue V, Block 7372, Lot 16, Borough of Brooklyn.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.

SUBJECT—Application October 4, 1954—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37, Borough of Brooklyn.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.

SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4½ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

91-55-BZ—Vol. II

APPLICANT—Larry Meltzer, for Mace Service Stations, Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under sec-

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tions 7c and 7i of the zoning resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, garage for more than 5 motor vehicles, greasing, car washing and auto repairs. PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

219-55-BZ

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application March 18, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district the occupancy of a frame building for a factory use (manufacture of aluminum grille doors).

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

549-56-A

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application July 24, 1956—Appeal from a decision of the borough superintendent re use of frame building for business.

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146.01 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

1019-55-BZ

APPLICANT—Andrew Di Camillo, for Joseph J. Carlucci, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to a 3 story building, using more than the area permitted.

PREMISES AFFECTED—7204 13th avenue, west side, 20 ft. south of 72nd street, Block 6188, Lot 39, Borough of Brooklyn.

273-56-BZ

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.

SUBJECT—Application April 13, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district, the change of use from factory use on the first floor, extending the area permitted for manufacturing use and the erection of a 1 story extension.

PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

274-56-A

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re exits, etc.

PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

374-56-BZ

APPLICANT—Moritz Simon, for H and A Realty Corp., owner (Harold Amateau, lessee).

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7b and 7A of the zoning resolution, to permit in a residence and local retail use district the change of occupancy and alteration of an existing old law tenement, with extension within 75 ft. of residence use district.

PREMISES AFFECTED—55 East 115th street, north side, 84 ft. east of Madison avenue, Block 1621, Lot 24, Borough of Manhattan.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael, Anisello and Concetta Rusciano, owners.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.

PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

428-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.

SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office and storage and parking of more than 5 motor vehicles in conjunction with a taxi cab business.

PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution to permit in a retail zone and partly in a residence zone the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit the location of a business entrance within 75 ft. of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

706-56-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

CALENDAR

SUBJECT—Application October 18, 1956—re (decision of the borough superintendent) pursuant to section 9A of the zoning resolution, for a variation of sections 8C and 9A of the zoning resolution, to permit in a Class $\frac{3}{4}$ height district, the erection of a portion of a proposed building in excess of the height permitted by section 8(c) of the zoning resolution, within two miles of a designated airport. **PREMISES AFFECTED**—138-20 31st road, southwest corner of 140th street, Block 4374, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

NOVEMBER 14, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 14, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

208-56-SM

APPLICANT—Coralux Corporation of New Jersey, owner.

SUBJECT—Application February 20, 1956—Coralux Acoustical Plaster.

317-55-SA

APPLICANT—Almo Laboratories Company, Inc., owner.

SUBJECT—Application April 14, 1955—Rinsrator, Model R-3 Injector Unit (for injecting wetting agent into final sterilizing rinse water).

57-54-SA

APPLICANT—Calray Distributors Inc., agent for Hastings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heatwell Round Head Conversion Burner, Models MXO-10 and MXO-13 (gas fired).

740-55-SA

APPLICANT—George W. Kamin for Cribben & Sexton Co., owner (I. Neil Thompson, agent).

SUBJECT—Application August 1, 1955—Universal Insulated Console Type Domestic Gas Ranges, Models 7905, 7906, 8018, 8019, 8020, 8022, 8023, 8204, 8205, 8304, 9116, 9117, 9118, 9123, 9124, 9304, 9305, 7909, 8029, 8030, 8035, 8206, 8307, 9127, 9130, 9131, 9132 and 9309.

730-55-SA

APPLICANT—Synchronous Flame Inc., owner.

SUBJECT—Application September 2, 1955—Syncro-Flame Combination Gas Oil Burner, Models SF 10E, 20E, 30E, 40E, 60E, 80E, 100E; Gas Burner Models SF 10EG, 20EG, 30EG, 40EG, 60EG, 80EG, 100EG, SF150, 300, 400 and Oil Burner Models, SF10EO, 20EO, 30EO, 40EO, 60EO, 80EO and 100EO.

32-56-SA

APPLICANT—Philan, Inc., agent, for Columbus Coated Fabrics Corp., owner.

SUBJECT—Application January 3, 1956—Guard Vinyl Wall Covering.

862-54-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner.

SUBJECT—Application November 8, 1954—Bennett Pumping Unit, Model 70 and Bennett Island Dispensers, Models 952, 953, 962, 963, 972, 973, 982, 983 and 74-RL, 749-RC.

383-56-SM

APPLICANT—Greenline Metal Products, Inc., owner.

SUBJECT—Application May 10, 1956—Greenline Emergency Release (lock release) Model F-2.

389-52-SM—Vol. II

APPLICANT—Tectum Corporation, owner.

SUBJECT—Application for consideration—reopened January 4, 1955 for amendment to consider additional roof plank and tile, Models P-200, P-250, P-300, T-200-32, T-250-32, T-300-32 and T-300-48—re Tectum Roof Plank (incombustible) Models A-2 and A-3; previously approved.

984-54-SM

APPLICANT—Inland Steel Products Company, owner.

SUBJECT—Application for consideration—reopened March 13, 1956 for amendment to resolution as to additional sections of Cellufloor and the use of this material as a component part of a three hour floor construction—re Cellufloor (cellular steel oor panels); previously approved.

52-56-SA

APPLICANT—Acme National Sales Company, Inc., owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional gas range Model RO-5G—re Acme Refrigerator-Range (gas fired), Model RG5F; previously approved.

360-50-SA

APPLICANT—ABC Oil Burner, owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade names, Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB-55A—re Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heat Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55. The Hess Company, Hess Oil Burner, Model 55. Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55. Utica Radiator Corporation, Utica Oil Burner, Model 55. Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ. The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timken Silent Automatic Divisions of Timken Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Models 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company, under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A, Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 38M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

1105-48-SA

APPLICANT—ABC Oil Burner, Corp., owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade name of U. S. Solar Flame Oil Burner. Model

CALENDAR

52A—re Cities Service Oil Burner Model CS 52A, Luxaire Oil Burner Model 52A, Moncrief Oil Burner Model 52A, Kalmazoo Oil Burner Model 52A, Meyer Oil Burner Model 52A, Dowagiac Oil Burner Model 52A, Comforts Zone Oil Burner Model 52A, Solar Flame Oil Burner Model 2, Lieblisch Oil Burner 2L6 and Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner Model 52A, Kleen-Heet Oil Burner Model 77A, Norge Oil Burner Model COB-12 Burnham Oil Burner Model 52A, International Economy Oil Burner, Silent Automatic Models OCE-14, OCE-25 and OCE-35, Crane Line Oil Burner Models 4872, 4888, 7872 and 7888, Jackson and Church Poweroil Model JC-52A and the Armstrong Oil Burner Model D-6-1 and C-6-2 and Silent Automatic Oil Burner Models 14-COA, 25-COA and 35-COA; previously approved.

72-52-SA

APPLICANT—J. A. Flynn for Todd Shipyards Corp., owner (Combustion Eq. Div.).
SUBJECT—Application for consideration—reopened October 4, 1955 for amendment to resolution as to additional models and sizes of Todd Oil Burners, Models BPMAH, BPAM, PAH, BPA, BA and B—Re Todd Rotary Oil Burners, Types PAVL and PAVH; previously approved.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.
SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.
PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

274-56-A

APPLICANT—Morris Bernard Adler, for 1132 DeKaib Avenue Corp., owner.
SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re exits, etc.
PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

620-56-A

APPLICANT—Joseph E. Herman, Borough Superintendent.
OWNER OF PREMISES—Cinetech Co., Inc.
SUBJECT—Application September 18, 1956—Revocation of Certificate of Occupancy 46038 issued re Alt. 1560-51.
PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. 2½ in. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

965-54-A

APPLICANT—William J. Griffin and John J. Carroll, for Vito Cosentino, owner.
SUBJECT—Application December 21, 1954—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—4609 8th avenue, east side, 60 ft. 2 in. south of 46th street, Block 760, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon November 20, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.
SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

668-55-A

APPLICANT—Hurley and Hughes, for Chase Manhattan Bank, owner.
SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.
SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.
PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 27, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.
SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.
PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 4, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).
SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.
PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.
Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 18, 1956*, at 10 o'clock in Room

CALENDAR

1013, Municipal Building, Manhattan, on the following matters:

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.
SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956,

pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.
SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 16, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 2, 1956, were approved as printed in the Bulletin of October 9, 1956, Vol. 41, No. 41.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district, the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under section 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 10 A. M. for further consideration; hearing previously closed.

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Alice M. Ressler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. for inspection and decision; hearing closed.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for Jack Brause and Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II to consider new proposal—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing and parking of cars awaiting service.

PREMISES AFFECTED—1102-1110 Metcalf avenue and 1661-1669 Watson avenue, northeast corner, Block 3747, Lot 88, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: A. D. Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application reopened July 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy, Joseph B. Lynch, Charles Costa and Charles Costa, Jr.

For Opposition: Yo La Zanfardino, Nancy Zanfardino, Rebecca Stouber, Jeanette Wihik, Mrs. L. Rosenholtz, Alexander W. Axelrod, Thomas F. McCarthy, Mrs. C. Goldstein and F. Zanfardino.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. for inspection and decision; hearing closed.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district, a storage garage for more than 5 motor vehicles, wherein gaso-

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line and oil are sold, located opposite a public park more than $\frac{1}{2}$ acre in area, between two intersecting streets.
PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Opposition: Edward Hoffman for Dept. of Parks.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to October 23, 1956, at 10 A. M. for inspection and decision, hearing previously closed.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.
SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, a motor vehicle repair shop, body and fender work.
PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.
APPEARANCES—
For Applicant: Fred C. Dahlem and Julian Simon.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to December 18, 1956, at 10 A.M., pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.
SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.
PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.
APPEARANCES—
For Applicant: Fred C. Dahlem and Julian Simon.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. in conjunction with Cal. 323-55-BZ, for determination as to acquisition of site by the city for a housing development.

346-55-BZ

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.
SUBJECT—Application May 3, 1955—re (decision of the borough superintendent) under sections 7c and 7a of the zoning resolution, to permit in a business use district, proposed extension of building and openings between adjacent parts of buildings; new extension to be used for machine shop and welding and storage of acetylene and oxygen bottles; new storage space to be used for the parking of 3 trucks.
PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.
APPEARANCES—
For Applicant: Vincent D. Luongo.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. for inspection and decision; hearing closed.

347-55-A

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.
APPEARANCES—
For Applicant: Vincent D. Luongo.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 346-55-BZ; hearing closed.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.
SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office, boiler room, meat processing and including smoking.
PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug, Joseph Slavin and Henry J. Schlosser.
For Opposition: Lillian Setta Pucadi, Mae Harris and Geneva Johnson.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over for applicant to furnish the Board with the records of departments as to the flues and for the owner to notify the Board when the flue has been extended; date for determination to be set thereafter; hearing closed.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat. Patterson and Herbert H. Pensig, owners.
SUBJECT—Application October 28, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.
PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and Herbert H. Pensig.
For Opposition: John E. Murphy, Rev. A. S. Walosz, Salvatore and Anna C. Ammirati.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. for inspection and decision; hearing closed.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.
SUBJECT—Application November 9, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.
PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. for inspection and decision; hearing closed.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivisional) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 958-55-BZ; hearing previously closed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638—8th avenue, west side, 110 ft. 5 in. north of Prospect place, Block 1112, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Frank J. O'Shea.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, at 10 A. M. at request of objector; applicant concurring.

1015-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Daniel and Mildred Gallo, owners.

SUBJECT—Application December 23, 1955—(decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing non-storage garage for more than 5 motor vehicles and

gasoline service station, lubritorium, minor auto repairs and car washing, to include brake work, wheel alignment, storage room, office, sales, parking and storage of motor vehicles, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—81-01 to 81-15 (81-11 official) 41st avenue and 40-47 to 40-53 81st street, northeast corner, Block 1492, Lots 35 and 37, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Murray Lasner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. for inspection and decision; hearing closed.

93-56-BZ

APPLICANT—Charles M. Spindler, for Saul and Herman Shapiro, owners.

SUBJECT—Application February 9, 1956—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed reconstruction of present gasoline service station and use of premises for gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service; proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—4002-4014 Avenue U and 2001-2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Lewis G. Wulwick.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. for inspection and decision; hearing closed.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES AFFECTED—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5625, Lots 32 and 33, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Irene Ahti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 10 A. M. at request of applicant's representative and for decision; hearing previously closed.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, salesroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

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APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: George A. Wesote.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES AFFECTED—1200-1222 Gunhill road, south side, from Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—(decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, the erection of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Frank Composto, Caroline Tereshuk, Helen Meehan and Joseph Casalino.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. for inspection and decision; hearing closed.

7-56-BZ

APPLICANT—John F. Fitzsimons, for Claribel Knapp, owner.

SUBJECT—Application January 9, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises for parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

79-35-BZ

APPLICANT—David Stein, for Patrick Filomio, owner.

SUBJECT—Application reopened July 10, 1956 for consideration as to extension of term of variance, expired March 27, 1956—re (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy of part of an existing building to a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3223 Laconia avenue, west side, 81.41 ft. north of Boston road, Block 4613, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Kosoffsky.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF THE BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on July 16, 1935, this application (Vol. I), was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a business use district, the change of occupancy of part of an existing building, to a motor vehicle repair shop for a term of two years; and

WHEREAS, the term of variance was extended from time to time and last extended March 27, 1951 for a term of five years, to expire on March 26, 1956; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on March 26, 1956; and

WHEREAS, this application was reopened on July 10, 1956 and set for hearing on September 18, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin and a certificate of occupancy in effect March 26, 1956; and

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; then laid over to October 2, 1956 and October 16, 1956, for applicant to file a new decision of the Borough Superintendent; and

WHEREAS, the decision of the borough superintendent, dated October 15, 1956 on Alt. Applic. No. 13-46, reads:

"1. Motor vehicle repair shop in a business use district is contrary to Art. II Sect. 4 of the Z. R.

Note—Approval for restricted use as per Cal. #79-35-BZ has expired March 27, 1956."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 16, 1935, as thereafter amended by resolution adopted through March 27, 1951, insofar as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"granted under Section 7i for a term of five years from the date of this amended resolution, on condition that other than as herein amended the resolution above cited shall be complied with; that no portion of the premises shall be occupied for the use herein permitted except within the building itself; that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six months from the date of this amended resolution." (Alt. App. 13-46.)

599-44-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to per-

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mit in a residence use district, the proposed extension of a factory and paint storage building, and proposed change in size of curb.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Benjamin Einhorn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 22, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Linden boulevard and Dumont avenue are in a residence use, G area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 4, 1955 acting on amendment to Alt. Applic. 2624-49, reads:

"1. The proposed extension of a factory & paint storage bldg. in a res. use district is contrary to Art. 2 Sec. 3 of Zone Res.

2. The proposed change of size of curb is contrary to the decision of B.S & A. 599/44 BZ, June 17, 1952."

and

WHEREAS, the applicant states that the premises consist of a plot, 184.18 ft. frontage by 249.13 ft. in depth, on which are located five buildings used for paint factory and storage; that it is proposed to erect a fireproof, two story and cellar extension to building No. 1, of class 1 construction, 51 ft. by 65 ft. 7 in., irregular, to be used exclusively for the storage of paint and paint products in sealed containers and the storage of bulk pigments; and

WHEREAS, the applicant states that there are five buildings on the premises, numbered 1 to 5, as noted on the plot plan; that buildings 1, 2 and 3 now are provided with certificates of occupancy providing for the manufacture and storage of paint products; that building No. 4 is the watchman's residence and was erected under N.B. 7692-40; that no certificate has been issued; that building No. 5 is a storage building erected under N.B. 7692 and no certificate of occupancy has been issued; and

WHEREAS, the applicant contends that the proposal will not alter the essential character of the neighborhood because no new use is sought to be included; that only the existing storage use is sought to be extended to the proposed extension, level with the adjoining two story paint factory, which already exists and which existed before the character of the neighborhood became residential; that the proposed extension will not constitute a fire hazard nor increase insurance rates of nearby buildings nor otherwise affect the general welfare because it will not be used for manufacture of paints, but only for storage and because the extension will be fireproof; that the granting of this application will not be an opening wedge for similar applications in the neighborhood because the situation in which the owner of this property finds himself is unique in that the owner of the premises is one of the persons active in the ownership and control of the tenant corporation; that in 1920 the premises was leased to the present tenant corporation for

the use of a paint factory; that certificate of occupancy No. 328 was issued on February 10, 1922 to the Adelphi Paint and Color Works, Inc., based on Alt. Applic. 288-1920, permitting the two story brick building, then existing, to be used as a factory; that in 1929 the land and buildings on lot 32 were purchased by the present owner who rebuilt buildings numbered 2 and 3, after a fire had entirely demolished them except for the four walls; that in rebuilding, fireproof construction was used instead of non-fireproof; that in 1936 the owner purchased lot 25 and built a fireproof structure for storage purposes; that at the same time, the row of dwellings on the south side of 135th avenue, just east of the subject premises, was constructed; that on May 15, 1941 the City Planning Commission rezoned the neighborhood from business to residence; that thereafter the rows of one family dwellings on 85th and 86th streets shown on the block plan were erected and sold; that from the foregoing, it is submitted that the situation in which the owner of this property finds himself is unique; that the granting of this application will not adversely affect property values in the neighborhood because the non-conforming uses already exist and because the owners of the one family houses in the neighborhood purchased their properties with full knowledge of the existence of the paint factory and presumably paid prices commensurate with the values of such properties in such a neighborhood; that the grant herein will benefit the neighborhood because it will enable the Board to impose ameliorating conditions regulating the maintenance of the property, which conditions could not otherwise be imposed; and

WHEREAS, the applicant states that the present owner has held title to the property since 1920, 1929 and 1936; that the assessed valuation of land is \$19,500 and of the buildings \$53,000 making a total of \$72,500, the building No. 1 was erected in 1936; buildings 2 and 3 in 1933 and buildings 4 and 5 in 1940; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the construction of the additional building, as proposed and indicated on plans filed with this application, marked "Received November 3, 1955", 10 sheets, "June 18, 1956", 2 sheets, *on condition* that such building shall be of Class I construction, arranged and occupied for the storage of paint all in containers as proposed; that there shall be a sprinkler system installed throughout; that all windows throughout the building shall be fireproof, self-closing, glazed with wire glass; that the exits shall be constructed and maintained where shown; that in all other respects the resolutions adopted by the Board on January 30, 1945 through June 17, 1952, under this calendar number, Vols. I and II shall be complied with where not inconsistent with the requirements of this resolution, except that the curbing hereinbefore required at the rear to protect the planting may be reduced to 8 in. in width and 8 in. in height above grade, erected on a suitable foundation; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

765-49-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Clarence R. Knickman, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed extension of parking

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and storage, outdoor display, sales of motor vehicles—
Certificate of Occupancy does not include garage for 3
cars or office building.

PREMISES AFFECTED—164-11 to 164-29 Hillside ave-
nue, northwest corner of 165th street, Block 9836, Lot 1,
Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Clarence R. Knick-
man.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Build-
ings and John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on
March 6, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application
on October 16, 1956 after due notice by publication in the
Bulletin; and

WHEREAS, the district maps accompanying the zoning
resolution show that the site and 165th street are in business
and residence use, C and F area, class 1½ and class 1
height districts; Hillside avenue is in a business use, C area,
class 1½ and class 1 height district; and

WHEREAS, the decision of the borough superintendent,
dated December 22, 1955 acting on Alt. Applic. 1922-55,
reads:

"1. Certificate of occupancies issued on these premises
do not include garage for 3 cars or office bldgs. See
certificates nos. Q66841 on lot 6 and certificate no.
Q37864 on lot 4.

2. Proposed extension of parking and storage and
outdoor sales and display of motor vehicles in a resi-
dence use district is contrary to Article II Sec. 3 of
Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of
a plot, 200.56 ft. frontage by 213.30 ft. in depth; lots 4
and 6 are parking areas for more than five motor vehicles,
also garage for three cars, and office buildings, existing
illegally; that it is proposed to install a 5 ft. 6 in. high
woven wire fence along the 165th street building line; that
gates will be installed in this fence opposite the present
curb cut; that there are fences or walls of adjoining build-
ings along all interior lot lines; that no new curb cuts are
proposed; and

WHEREAS, the applicant states that as of July 25, 1916
the property has been zoned as business use for the first
100 ft. and residence use for the balance; that it has been
zoned 1½ height for the first 100 ft. and 1 height for the
balance, and there have been no changes to the present date;
that the present area designation is C area for the first
100 ft. and F area for the balance; that as of July 25, 1916
it was a C area for the first 100 ft. and E area for the
balance, and on May 11, 1923, the E area portion was
changed to an F area; that there are no further zoning
changes pending at the present time; and

WHEREAS, the applicant further states that there is no
visible separation between the three lots; that lot No. 6 was
the subject of the Board's grant and is occupied accordingly;
that lot No. 4 is a legal used car lot, but only for a depth
of 100 ft. from Hillside avenue; that lot No. 1 will be
used as a used car lot in conjunction with lot No. 4; that
a permit could be obtained in the building department for
the portion of lot No. 1 which is in the business use district;
that the Board originally granted a variance on lot No. 6
under Cal. No. 765-49-BZ; that this area was further
extended to lot No. 4; that the owner has acquired lot No. 1
and desires to have the variance further extended so as to

include the northwest corner of 165th street and Hillside
avenue; and

WHEREAS, the applicant contends that due to increased
traffic in this area and the erection of the New York Tele-
phone Company building and other buildings in the surround-
ing area, there has been an urgent need for the enlargement
of the present parking lot; that with the acquisition of this
additional parcel, it is hoped to adequately solve the need
for parking space; and

WHEREAS, the applicant states that the present owner has
held title to the property since February 8, 1955; that the
assessed valuation of lot No. 1 is \$28,000; lot No. 4, \$23,500;
lot No. 6, \$55,000, and of the building \$500, making a total
of \$107,000.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted on February 28, 1950,
as thereafter amended by resolutions adopted through Feb-
ruary 23, 1955, by adding thereto:

"and to permit the extension of the parking use to lots
4 and 1, as proposed and indicated on plans filed with
this application, marked 'Received February 24, 1956',
4 sheets, on condition that the same requirements of the
resolution above referred to relating to lot 6 shall apply
to the additional lots 4 and 1, other than as amended this
day by resolution adopted by the Board under Cal. 194-
56-A; that curb cuts to the premises may be permitted
as shown, namely one additional curb cut to 165th street,
16 feet in width; and that the three curb cuts to Hillside
Avenue, opposite lot 4 shall either be eliminated and the
curb restored or consolidated into one cut so as not to
exceed 16 feet at this particular location; that in all
other respects the premises and occupancy shall comply
with the aforementioned resolution; and that all per-
mits required, including a new certificate of occupancy
shall be obtained and all work completed within six
months from the date of this amended resolution."

194-56-A

APPLICANT—Burke, Green and Groh, for Clarence R.
Knickman, owner.

SUBJECT—Application February 24, 1956—Appeal from
a decision of the borough superintendent, re use of frame
building—business use.

PREMISES AFFECTED—164-11 to 164-29 Hillside ave-
nue, northwest corner of 165th street, block 9836, Lot 1,
Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Clarence R. Knickman.
For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent
dated February 20, 1956, on Alt. App. 1922-55 reads:

"3. Use of frame bldgs. for offices inside of fire
limits is contrary to Sec. 4.1.2 B. C. and frame garage
used for business purposes outside of fire limits is con-
trary to Sec. 4.1.3 B. C. Note business use."

and

WHEREAS, the applicant states the building is one story,
7 ft. in height, 8 ft. by 10 ft., 10 ft. by 12 ft. and 22 ft. by
20 ft. in area of class 4 construction, erected prior to 1916,
located on a lot 200.56 ft. front by 213.30 ft., irregular, in
depth in a business and residence use, C and F area, Class 1
and Class 1½ height districts, and used and occupied as
follows: cellar—office and garage for parking of motor
vehicles; and

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WHEREAS, the applicant contends that the buildings in question have been constructed and are needed to carry on the business of the owner, as more fully described in application for zoning variance filed under Cal. No. 765-49-BZ, Vol. II, and it is therefore requested that the Board consider this proposal bearing in mind the purpose and use to which these buildings will be put; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated February 20, 1956, acting on Alt. App. 1922/55, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no frame buildings shall be maintained on the premises except the one-story garage located on the rear of lot 4 and the frame building permitted by resolution adopted on February 28, 1950, under Cal. No. 765-49-BZ—Vol. I, which stated:

"that there shall be erected on the front portion of the lot adjacent to the entrance thereto a frame building not exceeding 100 sq. ft. in area and one story in height for the use of the attendant; that any and all other buildings shall be removed from the premises."

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner (Shell Oil Company, lessee).

SUBJECT—Application reopened June 26, 1956, as Vol. II, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue, 2016-2020 Rockaway parkway, southeast corner, Block 8328, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. D. Concagh, Maurice C. Greenberg and Sidney Schwartz.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 26, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on September 25, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for applicant to file revised plans and for decision by the board; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a restricted retail use, F area, class ½ height district; Seaview avenue, Rockaway parkway and East 96th street are in residence and restricted retail use, F area, class ½ height districts; Rockaway avenue is in a residence use, F area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1956 acting on N. B. Applic. 1200-56, reads:

"1. Proposed building and premises, on a lot in a Restricted Retail Zone, to be used for Gasoline service station, sale of accessories, car wash, lubritorium, sale of oil, minor repairs with hand tools only, and office is contrary to Article II, PP.4-B of the Zoning Resolution.

(Note—Premises were subject of a Bd. of Standard and Appeals action under Cal. #636-54-BZ)."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 70 ft. in depth, now vacant; that it is proposed to construct a gasoline station of modern design with an accessory building containing lubritorium, car wash, office and storeroom for the sale and storage of auto accessories and for minor repairs of automobiles with hand tools only; that it is also proposed to construct five curb cuts, each 30 ft. in width, one facing Rockaway parkway and four facing Seaview avenue; that the site will be levelled to grade and surfaced with blacktop paving; and

WHEREAS, the applicant states that as of July 25, 1916, Seaview avenue and Rockaway parkway, to a depth of 100 ft., were in a business use district, the balance of this area being unrestricted; that the entire surrounding area, on that date, was in a 1½ times height and an A area district; that on November 28, 1938 all of the property was included in a residence use, class ½ height and F area district; that on October 26, 1953 the present restricted retail use designation became effective; that on February 26, 1956 the restricted retail use and F area districts were extended westward for a distance of 350 ft. from Rockaway parkway; that there is no petition pending at the present time calling for any further changes in zone; and

WHEREAS, the applicant states that a similar application filed on August 2, 1954 was placed on the docket for hearing on February 8, 1955 and on said date was laid over to March 1, 1955 for decision pending a report by a committee of the Board; that the Committee was of the opinion that the application should be withdrawn at that time, pending development of areas adjoining so that it could be more readily seen what the needs are which were not evident at that time; that the application was thereupon withdrawn without prejudice on motion of the Board; that in the interim there have been many substantial changes in the area, chief of which was the construction of Bay View houses, which houses 1600 families; that this project has been erected on block 8239, across the way from the subject site; that there has also been erected on the northerly portion of this same block and as part of said project, a one story structure containing some 17 retail stores and a large supermarket; that this plot, 200 ft. by 400 ft. was sold by the City on January 8, 1955 for the express purpose, as contained in the contract of sale, for use as a shopping center; that an application was heretofore made for a reopening of the prior application and this application was set down for hearing on March 13, 1956; that this application was withdrawn in view of the fact that the owner had, in the meantime, acquired a triangular strip of land abutting the former site to the west; that this strip, which formed the bed of East 96th street, was sold by the city upon the closing and discontinuance of East 96th street from Rockaway avenue to Skidmore avenue and of Rockaway avenue from Seaview avenue to East 96th street; that this strip enlarged the original site and changed its shape from a trapezoid to a rectangle; that out of this enlarged plot, a new tax lot, No. 30, 70 ft. by 200 ft., was parcelled out; that this represents the present site; that the residue, 18 ft. by 200 ft., is now known as tax lot No. 25; and

WHEREAS, the applicant further states that the predominant character of the neighborhood is residential; that Bay View houses to the east of the site on block 8329 consists of several large Class A multiple dwellings and on lot No. 1, north of this project, in the same block there is a large building containing 17 stores and a supermarket; that this building is set back from Seaview avenue a distance of approximately 100 ft.; that this open space is to be used for the parking of patrons' cars and for loading and unloading of supplies; that north of Seaview avenue the area is developed by one and two family residences with a few retail stores along Rockaway parkway; that Seaview village, a privately owned community development of one and two family dwellings, is nearing completion; that this project covers an area roughly from Avenue K to Avenue M and from Rockaway parkway eastward to about East 108th street; that the only gas station noted in the neighborhood

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was a Mobiloil station on Canarsie road about 100 ft. south of Seaview avenue, about three blocks west of the site; that Belt parkway is located a few blocks south of the site with entrances and exits to and from Rockaway parkway; and

WHEREAS, the applicant contends that there are no properties south of the site which could be adversely affected by the location of the proposed gas station, since all this property is vacant as far north as Skidmore avenue and this also holds true for properties directly to the west of the site; that the nearest properties to the east of the site are the newly erected retail stores on lot 1, block 8329; that neither this property nor the city housing project south of it could possibly be affected because of the distance which separates them from the site; that the residential properties north of Seaview avenue cannot be adversely affected for the same reason as they are separated from the site by Seaview avenue, a main traffic highway which is 120 ft. wide at this point; that the operation of the gas station cannot possibly add any more objectionable feature to the neighborhood than that which already exists by reason of the heavy automobile and bus traffic along Rockaway parkway and Seaview avenue; that there has been a terrific increase in population within this area during the past year with the likelihood that the area surrounding the site will rapidly develop; that Rockaway parkway is a heavily trafficked highway; that the site is located a short distance from the Belt parkway which is the principal traffic artery around Brooklyn and Queens; that Rockaway parkway connects with this highway a few blocks south of the site and by reason of the fact that it is both broad and straight, it serves as a logical exit and entrance for auto traffic coming to and from the East New York and Williamsburg sections of Brooklyn; that the proposed use would, therefore, be in conformity with the character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since January 13, 1954 and that the assessed valuation of land is \$16,000; and

WHEREAS, the premises surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received June 15, 1956", 1 sheet, and "October 10, 1956", 3 sheets, *on condition* that all uses now on the premises shall be removed and the plot leveled substantially to the grade of the abutting streets, constructed and arranged substantially as indicated on such revised plans marked "Received October 10, 1956", 3 sheets; that the accessory building shall have no cellar, be faced with face brick on all sides as proposed; that the facilities for servicing shall be by means of hoists as proposed with a drain for the washing section; that gasoline pumps shall be of a low approval type with no portion of any pump nearer than 15 ft. to a street building line; that planting areas shall be maintained to the south and north where indicated on such revised plans, planted with suitable material and protected with concrete curbing 8 in. in height and 6 in. in width; that along the rear lot line there shall be a chain link fence of the woven wire type erected on a masonry base to a total height of 5 ft. 6 in. with suitable sturdy terminating posts; that gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that plans of the accessory building showing a revised design shall be submitted for further consideration by the Board; that curb cuts shall be restricted to four to Seaview avenue, where shown, each not more than 30 feet in width and one curb cut 30 ft. in width to Rocka-

way parkway, located where shown; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i for a similar term there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that signs shall be restricted to permanent signs attached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard within the intersection of Seaview avenue and Rockaway parkway, advertising only the brand of gasoline on sale and permitting such sign to extend not more than 4 feet beyond the intersection; that the sidewalks and curbing abutting the site shall be reconstructed and repaired to the satisfaction of the borough president; and that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

681-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co., Inc., owner.

SUBJECT—Application August 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing structures and used for the manufacturing and display of life boats, davits, winches and pleasure boats.

PREMISES AFFECTED—8910-8936 26th avenue, 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 26th avenue and Shore parkway are in a residence use, A area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1954 acting on Alt. Applic. 14-53, reads:

"7. Application for a certificate of occupancy for an existing structure located within a residence use district and occupied for the manufacturing and display of life boats, davits, winches and pleasure boats, violates Art. 2 Sect. 2 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 178 ft. 10 in. frontage by 77 ft. 25⅞ in. in depth, irregular, on which is located a one and two story building of class 4 construction, 177 ft. 3½ in. front by 77 ft. 2 in. in depth, used for the manufacturing and display of life boats, davits, winches and pleasure boats; that it is proposed to maintain the building for the manufacturing of life boats, davits, winches and pleasure boats on the 1st floor and offices on the 2nd floor, in conjunction with the manufacturing; and

WHEREAS, the applicant states that on July 25, 1916 the property was in an undetermined use district and rezoned to a business use district on March 23, 1923 and then rezoned to its present use district designation on July 29, 1940; and

WHEREAS, the applicant states that the premises consist of an irregular plot 178 ft. 10 in. front on 26th avenue,

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68 ft. 1½ in. front on Shore parkway, 226 ft. 9¾ in. front on Hubbard street and 81 ft. front on Cropsey avenue on which is located a one and two story building occupying the entire lot 55, with a second story frame portion on the north-easterly portion of the lot, being 45 ft. 1 in. front on 26th avenue by 17 ft. 8 in. in depth and 24 ft. in height; that the premises is located a short distance from the New York Bay shore line in the Gravesend Bay section of Brooklyn and the entire neighborhood is only sparsely developed; and

WHEREAS, the applicant further states that the Belt parkway demolition program commenced in 1939 in this area and 26th avenue was opened on September 13, 1949; that Cropsey avenue was widened at about the same time and the neighborhood, particularly the subject premises which fronts on both the Shore parkway and 26th avenue, has been the subject of many changes in recent years; that Hubbard street, on which the premises also fronts, is an unpaved dead end street; that there are no other buildings within the part of the tax block bounded by the four streets; that the title records of the property under consideration show that the part of the lot on which the two story building is located was owned, on March 25, 1950, by the Bath Beach Trim Co. Inc., incorporated to make, manufacture, sell, import, export and generally deal in and with window frames, sashes, doors, trim and all kinds of building and construction material, supplies, tools, implements and machinery, and on January 14, 1922 transferred the title to the premises to the Globe Tank & Seat Co. Inc., incorporated to buy, sell, manufacture and contract for the manufacture and sale of all kinds of plumbers' woodwork and supplies; that on October 28, 1941 the trustees in bankruptcy formally transferred title to Boatcraft Co., a company organized on May 7, 1941 to build boats and which company subsequently sold its business to and transferred title to the present owner; that the trustees in bankruptcy of the Globe Tank & Seat Co. Inc. assumed title on April 8, 1938 and a short time thereafter and prior to 1940, the trustees leased the premises to the members of the Boatcraft Co. and it was not until 1941 that the title could be transferred; that the portion of the premises on which the one story frame extension now stands was acquired by the Boatcraft Co. on March 13, 1942 and the third portion of the premises now fronting on Shore parkway was purchased by the Boatcraft Co. on July 10, 1942 from the Marine Basin Co.; and

WHEREAS, the applicant further states that the records of the department of buildings do not present the entire history of the buildings on the premises; that since the premises are located between Cropsey avenue and the Bay, the property may have been considered for a time to be under the jurisdiction of the department of marine and aviation and he has been advised that the records of that department have been destroyed; that also, because of the widening of Cropsey avenue and the closing of Centre place, which street intersected the present block, it is difficult to locate the premises in the department's records, and further, the street now known as Hubbard street was formerly known as Hubert street; that from the appearance of the building it would seem that a two story frame building 45 ft. 1 in. on 26th avenue by 17 ft. 8 in. in depth and 24 ft. in height, was erected some 50 years ago; that the 1st floor of the building was extended about 30 years ago with a one story, brick extension, making the total depth of the building 77 ft. 2½ in. so that it fronted 45 ft. on Hubbard street; that the 1st floor was again extended some 15 years ago by a one story frame extension to what is now called (Centre place) Shore parkway; that the records of the department of parks show that a one story brick garage 15 ft. front by 40 ft. in rear by 100 ft. in depth was partly demolished (10 ft. to be cut off building on Centre place) for the Shore parkway and premises are described as 19-39 Hubbard street, southwest corner of Centre place, under demolition No. 653-39, permit No. 51494; that Alt. Applic. 3304-44 proposed to add a new water closet to the subject premises described as a boat factory; that there are no other records available; that the recollec-

tion of residents in the area and the present owner is that the Boatcraft Company (not the present owners) in April, May and June of 1942, added the existing one story frame extension; and

WHEREAS, the applicant contends that the area is a center for boating activity, there being a large boat yard in block 6943, lot 162; a yacht club in block 6943, lot 2; a boat yard in block 6932, lot 38 and boat storage in block 6932, lots 51 and 53; that much of the land on both sides of the parkway is vacant, while the character of Cropsey avenue is unrestricted, there being many vacant lots and several gas stations, as well as large department of sanitation depot; that the part of Cropsey avenue which was widened is still unpaved; that from the records it is clearly ascertainable that part of the subject premises were devoted to manufacturing of wood products at a time when the premises was in an undetermined and then business use district; that it is believed that if the records of the department of marine and aviation were available, it would show the complete picture; that the premises have been used since 1941 for the manufacturing of boats, and for at least 5 years after 1941, its business was devoted to army and navy contracts; that it is proposed to remove the existing sign facing Shore parkway and the existing encroachment on Hubbard Street; that the building will continue to be used for the manufacture of boats and the unbuilt upon portion of the premises will be used for the display of boats; that the owners of the premises own a considerable part of the premises within the affected area—block 6932, lots 32, 38, 51, 53 and 55; block 6933, lots 55, 57 and 60; that the subject premises occupies what normally would be an entire block, since it fronts on four streets; that there are very few property owners within the affected area and several consents from property owners to the proposed uses have been obtained; that it is believed that the occupancy proposed is entirely in keeping with the neighborhood and is an asset, in that this area has been known for many years for its boating activities; and

WHEREAS, the applicant states that the present owner has held title to the property since November 28, 1950; that the assessed valuation of land is \$7,800 and of the buildings \$6,700 making a total of \$14,500; that the buildings were erected in 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and is hereby is *granted* under Section 7e for a term of five years, to permit the continuance of the existing structure for the use proposed, as indicated on plans filed with this application, marked "Received August 6, 1954", 5 sheets, "April 11, 1956", 1 sheet, and October 2, 1956", 1 sheet, *on condition* that the existing frame extension toward the southwest shall be removed as proposed; that the building shall not be increased in height or area; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; that in connection with such building, the use of the vacant lots on 51 and 53 may be continued for open boat storage; that around such lots there shall be maintained suitable enclosing fences; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by the Board under Cal. 682-54-A; that all signs on the building and premises shall be removed except those lawfully existing which may be permitted to continue; and that all permits including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

682-54-A

APPLICANT—Leonard F. Rothkrug, for Bardsey Realty Co. Inc., owner.

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SUBJECT—Application August 6, 1954—Appeal from a decision of the borough superintendent—re frame structure with fire limits—business use; exists.

PREMISES AFFECTED—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated July 9, 1954 on Alt. App. 14-53 reads:

"8. Proposed use of a frame structure within fire limits for commercial purposes violates Sect. 4.1.2 of Bldg. Code (Sect. C26-247.0 of Administrative Code.)

"9. Means of exits from 1st & second floors violates Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the premises consist of a lot 241 ft. 8 in. front by 77 ft. 2½ in., irregular, in depth, located in a residence use, A area, class 1½ height district, upon which there exists a one and two-story, 24 ft. high, class 4 constructed building, 177 ft. 3½ front by 77 ft. 2½ in., irregular, in depth, erected 1941, and used and occupied since 1941 for the manufacture of life-boats, davits, winches and pleasure boats, 25 persons, on the 1st floor and for offices on the second floor with an occupancy of three persons; no change in use or occupancy is now proposed; that the building is provided with one 3ft. wide wood stairs, wood enclosed, equipped with wood doors, which are not self-closing, stair is provided with ladder and scuttle to roof; and

WHEREAS, the applicant states the premises are developed with a one and two story building occupying the entire lot No. 55 with a second story frame portion on the northeasterly portion of the lot, being 45 ft. front on 26th Avenue by 17 ft. 8 in. in depth and 24 ft. in height; that from the appearance of the building, it would seem that a two-story frame building 45 ft. 1 in. front on 26th avenue by 17 ft. 8 in. in depth and 24 ft. in height was erected some 50 years ago; that the first floor was extended about 30 years ago with a one story brick extension, making the total depth of the building 77 ft. 2½ ins. fronting 45 ft. on Hubbard Street and the first story was again extended some 15 years ago by a one story frame extension to what is now called Shore Parkway; that the records of the Department of Parks show one story brick garage 15 ft. front by 100 ft. in depth, partially demolished for the construction of Shore Parkway in 1939; that Alt. App. 3304-44 filed to install a new water closet describes the building as a boat factory; there are no other records available; and that it is proposed to maintain the carpenter's shop, machine shop, lifeboat assembly on the first floor with occupancy of 25 persons, and to use the second floor as offices, with an occupancy of 3 persons; that a Fire Department permit has been issued for the storage of 125 gallons of paint and thinner in the shop; that there is a stair leading from the second story offices to 26th Avenue, and in addition, the door leads from the second floor to the roof of the one story brick extension; it is proposed to provide a sliding drop ladder on the roof of the extension for emergency egress to the street; that there are 5 pairs of doors from the lifeboat assembly portion of the building to Hubbard Street and one door from the carpenter shop and one pair of doors from the machine shop, also opening to Hubbard Street, and in addition there are two pairs of doors and a single door from the lifeboat assembly area to 26th Avenue; that the building

is equipped with three 2½ gallon soda-acid extinguishers and two 2½ gallon per minute water pumps; there are 48 five-gallon fire pails filled with sand and water distributed throughout the first floor and 240 Red Comet tetrachloride automatic fire extinguishers mounted on the shop and office ceilings 7 ft. on centers in both directions; that there is a watchman living on Hubbard street opposite the building who makes periodic inspections when the business is not in operation; and

WHEREAS, the applicant has filed copy of Certificate of Occupancy #71641 issued August 12, 1933 against Permit No. 4115-23 permitting the use of 13 to 19 Hubbard Street, west side, 52 ft. 10-2/8 in. west of Cropsey avenue for the manufacture of toilet seats and describes the building as one story, 14 ft. high, of brick construction, located in a residence district on Lot 55; and

WHEREAS, the applicant states that this Certificate of Occupancy applies to the two story building and the one story brick extension; that the use of these buildings was changed sometime in 1941; that the premises were located outside the fire limits prior to May, 1938; that the platform located in the bed of Hubbard street will be removed; that Hubbard street is a private street not shown on the City Map; that Center street is a private street not shown on City Map; and

WHEREAS, the applicant contends that the present owners purchased the business of the prior owner, without notice of any violation of the Building Code; that it would be necessary to raze the major portion of the building to comply with the Building Code; that the building is remote from any other structures; that the frame portion of the building is used principally for the assembling of boats, the woodworking carpentry is performed principally in the building which is class 3 construction; and

WHEREAS, the applicant requests that in view of the practical difficulty and unnecessary hardship involved, that a variance be granted to permit the continuance of the existing conditions; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated July 9, 1954, acting on Alt. App. 14/53, Objections 8 and 9, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 8 to permit the continuance of the structure as permitted this day by resolution adopted by the Board under Cal. 681-54-BZ; as to Objection 9, that the means of exit shall be maintained as to the first floor as indicated on revised plans filed with this appeal, marked "Received September 18, 1956", 6 sheets; that as to the 2nd floor, there shall be a door to the existing roof as shown on such plans and on the roof there shall be maintained at all times a ladder of sufficient length to reach the ground from such roof; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted by the Board under Cal. 681-54-BZ.

460-55-BZ

APPLICANT—John F. Fitzsimons, for Thomas P. McGuire and Winifred F. McGuire, owners.

SUBJECT—Application June 8, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from dwelling, beauty parlor, accessory 5 car garage and storage shed (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of 7 cars in open yard.

PREMISES AFFECTED—45-50 57th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Thomas P. McGuire.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 57th street is in business and residence use, B area, class 1½ height districts; 47th avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1955 acting on Alt. Applic. 794-55, reads:

"1. Proposed change of use in a residence use district from dwelling, beauty parlor, accessory 5-car garage and storage shed to dwelling, beauty parlor, accessory 5-car garage (space for 3 passenger motor vehicles to be rented), storage shed and parking and storage of seven cars in open yard is contrary to Art. II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth, on which is located a dwelling, beauty parlor, accessory five car garage and storage shed; that it is proposed, in addition to the presently permitted uses, to permit the renting of garage space for three passenger motor vehicles and the parking and storage of seven cars in the open; and

WHEREAS, the applicant states that the one family dwelling on the premises was erected by the owner under N. B. 5116-22; that the garage buildings and storage sheds were erected under N.B. 5020-30 at a time when a five car garage was permitted as an accessory use to a dwelling; that the beauty parlor in the dwelling is covered by Misc. 5773-40; that the uses, which this application seeks to legalize, have existed on the premises since at least 1930; that restoring and repairing permit No. 118086 was issued on May 25, 1925 for a permanent driveway 10 ft. wide only; that fire department permit No. 110005 covers a non-storage garage for five autos and its expiration date is August, 1955; that the department of licenses issued parking lot license No. 3647511 on October 23, 1947 for a maximum of 25 motor vehicles and renewed it on October 11, 1948 to expire September 30, 1949; and

WHEREAS, the applicant contends that the continuance of these non-conforming uses will not adversely affect the neighborhood; that there is an acute need for parking and storage space as there are many apartment houses in the area, most of them without garage facilities of any kind; that the dwelling on the lot abuts the business use district fronting on 47th avenue and the cars parked on the premises are kept clear of the adjacent apartment house to the north; and

WHEREAS, the applicant states that the present owner has held title to the property since December 20, 1920; that the assessed valuation of land is \$10,000 and of the building \$3,500 making a total of \$13,500; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7e and h for a

term of five years, to permit the use of the premises in addition to the 2-story brick dwelling and the uses lawfully permitted therein, for the parking and storage of motor vehicles in the existing garages at the rear and in the open, where shown on plans filed with this application marked "Received June 8, 1955", 3 sheets, on condition that where parking is proposed, the premises shall be leveled and paved with clean gravel or steam cinders, properly rolled and treated with a binder; that on the side lot lines where no buildings occur there shall be erected and maintained a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the existing and proposed shrubbery hedge along the front street building line shall be retained; that the entrance to the premises shall be by a 12 ft. curb cut located where shown on such plans; that signs shall be restricted to a sign attached to the fence at the entrance, advertising only the parking and storage use, and rates charged and such other information as may be required by the Commissioner of Licenses; that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

623-55-BZ

APPLICANT—Benjamin Heffner, for Samuel T. Nicrenberg, owner.

SUBJECT—Application July 22, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking of patrons cars for adjoining store.

PREMISES AFFECTED—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Heffner and Abraham Farber.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Murray street is in business and residence use, C area, class 1 height districts; Northern boulevard is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1955 acting on Alt. Applic. 1367-55, reads:

"1. Auto parking in a residential district for patron parking, is contrary to the Zoning Resolution. Art. II Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 67.13 ft. frontage of 93.50 ft. in depth, irregular, now vacant; and

WHEREAS, the applicant contends that the site for which the variation is sought is immediately behind and adjacent to the King Kullen supermarket; that the property is vacant and serves no present useful function and will not in all reasonable likelihood be useful for residential purposes because of its location immediately adjacent to the store building on Northern boulevard and directly across the street from a used car salesroom, on which automobiles are

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parked day and night; that Alt. Applic. 1367-55 was made to the department of buildings for approval of a wire fence enclosed parking lot accessory to the store building, but same was denied as being contrary to the zoning resolution; that in the light of the surroundings, proposed use and the acute shortage of parking space on adjacent highways, such as Northern boulevard, it is requested that a variation should be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since June, 1945 and that the assessed valuation of land is \$4500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises as proposed and indicated on plans filed with this application, marked "Received July 22, 1955", 3 sheets, to be occupied for parking in connection with the store on lot 34; that such parking shall be limited to the employees and patrons of such stores; that the plot shall be leveled substantially to the grade of Murray street, surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that on the front, rear and side lot lines there shall be constructed and maintained a woven wire fence of the chain link type, erected on a masonry base, not less than 5 ft. 6 in. in total height; that where retaining walls are required and proposed, such walls shall be constructed and the fences herein required shall be of the height specified above the grade of the lot; that along the front building line the woven wire fence shall have split saplings, attached to the fence, except at the proposed opening, which shall not exceed the width shown and with curb cut opposite for entrance and egress of the width shown; that the sidewalk and curbing abutting the property shall be reconstructed or repaired to the satisfaction of the Borough president; that signs shall be restricted to a sign not over 15 sq. ft. in area, attached to the fence, not extending beyond the building line and not illuminated, advertising only the private use of the premises for parking and such other information as the Commissioner of Licenses may require; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis L. Rosenberg.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Conolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; laid over to July 10, 1956 for inspection and decision; hearing closed; then to July 24, 1956, for hearing on same day with Cal. 636-54-BZ, a similar application in the area; then to September 25, 1956, for hearing; Cal. No. 636-54-BZ to be heard the same date; then to October 16, 1956, for applicant to revise his plans to include space which has been acquired from the city and file a revised decision from the Department of Buildings; and

WHEREAS, on March 6, 1956 this application (Vol. I) was dismissed as being improperly before the Board, since a portion of the plot was in the bed of a mapped street (Rockaway avenue) and since said plot, under appeal, included a triangular portion bounded by Rockaway avenue, Seaview avenue and Rockaway parkway, to which the owner of the plot did not hold full title; and

WHEREAS, on May 1, 1956 the application was reopened subject to the regular procedure, excluding that portion of the plot within the bed of the mapped street and also that triangular portion bounded by Rockaway avenue, Seaview avenue and Rockaway parkway; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, F-1 area, class ½ height district; Rockaway parkway and Seaview avenue are in residence and restricted retail use, F-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1956, stating on N.B. Applic. 1380-55, reads:

"1. Proposed building and premises in a residence zone to be used for gas station, sales office, auto repairs, lubritorium, storage & parking of more than 5 cars is contrary to Article II, PP. 3 of Zoning Resolution.

2. Proposed parking and signs within required setback is contrary to Article IV, P. 16-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 133 ft. 5½ in. frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to erect and maintain a gasoline service station, sales office, lubritorium, with parking and storage of more than five motor vehicles, within the required setback, also the erection of signs within the required setback; and

WHEREAS, the applicant further states that this property is located in a residential F-1 zone, the requirements of which are a 20 ft. rear yard and a 15 ft. setback from the street; that since the depth of the lot is only 100 ft. the only structure which could be built to operate profitably on this expensive site would be a gas station; that there is no question that an undue hardship will exist if the owner is unable to secure a variance of the zoning law to permit this construction as he would be forced to pay taxes on vacant, unusable land; that a variance is requested under section 7e which will permit a gas station and repairs in a residential district, under section 7h which will permit the parking of more than five vehicles on vacant land and under section 21 which will permit the use of the area as indicated on the drawings, with decorative display signs in harmony with its general purpose and intent; that since this property is located in a residential F-1 zone which requires, under zoning resolutions, that no portion of any building shall be erected nearer than 15 ft. to the street line, an undue hardship would be placed upon the owner should he not be permitted to locate standard display signs indicating that gasoline is sold at this location; that without such signs placed where they can be seen down the street, motorists would not be prepared to slow

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down and safely enter the gas station, with the result that this establishment could not be run efficiently; and

WHEREAS, the applicant states that the changes in zoning for this area are as follows: prior use—business to 1916, adjustment made December 15, 1927, changed to residence on November 28, 1938; prior area, D to 1916, changed to F area on November 28, 1938, changed to F-1 area July 22, 1954; prior height, 1½ to 1916, changed to ½ height November 28, 1938; and

WHEREAS, the applicant contends that this corner is one of four existing vacant corners at the junction of Seaview avenue and Rockaway parkway; that billboards recently placed on the southeast and southwest corners advise the public that construction is soon to start on a public market and several taxpayers; that permission is requested to erect a beautiful, modern gas station on this site which will serve the vehicular traffic going to and coming off the Circumferential Parkway, provide safe off-street parking and service residents of the neighborhood, including the several thousand tenants of the newly constructed New York City Bayview housing development; and

WHEREAS, the applicant states that the present owner has held title to the property since April, 1955 and that the assessed valuation of land is \$10,100; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant amended his application so as to include the corner, which was recently purchased from the city; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as proposed as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received April 20, 1956", 2 sheets, "October 4, 1956", 2 sheets, showing the revised plot, as acted on by the borough superintendent under date of August 17, 1956, under N.B. 1380/55, *on condition* that all uses on the site shall be removed and the plot leveled substantially to the grade of the abutting streets, constructed and arranged as shown on revised plans marked "Received October 4, 1956"; that the accessory building shall have no cellar, shall be designed and arranged substantially as proposed and for the uses shown, except that the doors to the toilet rooms shall not be contiguous and subject to the approval by the Board of a revised plan of the exterior, which shall be submitted for further consideration by the Board; that such accessory building shall be faced with face brick on all sides; that under section 7h for a similar term there may be parking and storage of motor vehicles on portions of the premises where unbuilt upon and where not interfering with the service of the station; that along the lot lines to the south and west there shall be erected a woven wire fence of the chain link type on a masonry base not less than 5 ft. 6 in. in total height; that curb cuts shall be restricted to four to Rockaway parkway and two to Seaview avenue, of the width shown, with no portion of any curb cut nearer than 5 ft. to a lot line as prolonged; that at the intersection of Rockaway parkway and Seaview avenue there shall be constructed a block of concrete not less than 12 in. in height, extending for 5 ft. along each building line from the intersection; that pumps shall be of a low approved type, erected where shown and not nearer than 15 ft. to the street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that the plot where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs

and temporary signs, but permitting the erection of a post standard within the intersection to support a sign which may be illuminated and which may extend over the building line not more than 4 feet; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; and that under section 7i for a similar term there may be minor repairing for adjustments with hand tools only, maintained solely within the accessory building; and that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

841-55-BZ

APPLICANT—John F. Fitzsimons, for Anna Seiden, owner.

SUBJECT—Application October 26, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a one car accessory garage without the required 5 ft. offset from rear and side lot lines.

PREMISES AFFECTED—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach boulevard, Block 781, Lot 63, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution that the site is in a residence use, G area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 3, 1955 acting on N. B. Applic. 3499-55, reads:

"1. In a G area district, garage must be 5 feet from side lot line and 5 feet from rear lot line. Art. 4 Sec. 16 B (c) (d)."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth, on which is located a one family dwelling; that it is proposed to erect a one car accessory garage without the required 5 ft. offset from rear and side lot lines; and

WHEREAS, the applicant states that the garage was erected without benefit of permit or approved plan from plans prepared by an architect for a G-1 area district; that violation No. 2844-55 was issued on June 23, 1955; and

WHEREAS, the applicant contends that within the tax block are many garages which do not have a 5 ft. offset from the rear and side lot lines; that an area district boundary line divides the block into a G area and a G-1 area, the easterly half being in the G-1 area district which requires no offset for a garage; that the garage on the property adjacent to the south is only 2.6 ft. from the side lot line and 1.4 ft. from the rear lot line; that the subject garage is 0.98 ft. to 1.01 ft. from the side lot line and 0.76 ft. from the rear lot line, which rear lot line abuts the E-1 area district; and

WHEREAS, the applicant states that in 1916, the entire area was in an E area district; that on July 24, 1939 the area west of the site was changed to a G area district; that on July 19, 1922 the area east of the site was changed to an F area district; that on December 21, 1948 the area

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east of the site was changed to E-1 and on September 22, 1955 the area east of the site was changed to G-1; and

WHEREAS, the applicant states that the present owner has held title to the property since January 4, 1954; that the assessed valuation of land is \$9,600 and of the building \$11,900 making a total of \$21,500; that the building was erected prior to 1940; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21 to permit the existing garage, as proposed and as indicated on plans filed with this application, marked "Received October 26, 1955", 2 sheets, to be permitted, on condition that in all other respects the building shall comply with all laws and rules applicable thereto; and that all permits, including a new certificate of occupancy shall be obtained for the dwelling and garage within six months from the date of this resolution.

1002-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application December 21, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th street, Block 11705, Lot 36, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 114th street are in business and residence use, D area, class 1 height districts; Rockaway boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 6, 1955 acting on N. B. Applic. 4209-55, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office and accessory sales & minor repairs with hand tools only located in the business use portion of a plot located partly in a business use district and partly in a residence use district is contrary to Art. II Sec. 3 and Art. II Sec. 4a (29) (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 104.76 ft. in depth, now vacant, except for shed and billboards; that it is proposed to construct a modern gasoline service station; that the accessory

building will be faced with face brick and will be set well back from both building lines; that both interior lot lines, except where the unpierced masonry wall of the proposed accessory building abuts west lot line, will be fenced with 3 ft. 6 in. high iron pickets on a 2 ft. high brick base; that a similar fence will extend along the 114th street building line for approximately 40 ft.; that a wide area will be left behind the building for a grass plot and shrubbery and a planted area will also be provided along the west lot line; that the entire site, where not occupied by the accessory building or devoted to shrubbery, will be paved with concrete or bituminous paving; that only one pump island will be provided along the Rockaway boulevard frontage—none on 114th street; that two 30 ft. curb cuts will be provided on Rockaway boulevard and one 20 ft. curb cut on 114th street near the corner, complying with section 7A; and

WHEREAS, the applicant contends that the entire gas station will be located within the business use district portion of the plot; that only a small strip along the southerly lot line is in a residence district and this area will be devoted to planting and shrubbery; that minor repairs with hand tools will be done only within the accessory building; that the first 100 ft. of the property is zoned for business use, D area, class 1 height and the balance is zoned as residence use, D area, class 1 height; that there have been no changes in the residence, height or area designations since July 25, 1916 and there is no application pending before the city planning commission up to the present time; that there are business uses adjacent to the present site both east and west of the property and directly north is a Mobilgas station; that the area is heavily trafficked, being close to the Aqueduct race track; that adequate protection has been given to the residences which face the rear and the curb cuts on the property line on the west side of 114th street have been limited to one 20 ft. curb cut; and

WHEREAS, the applicant states that the present owner has held title to the property since April 25, 1955; that the assessed valuation of land is \$2,000 and of the building \$1,000 making a total of \$3,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 4209/55, Objection No. 1, be and it hereby is affirmed and that the application be and it hereby is denied.

1011-55-BZ

APPLICANT—Charles M. Splinder, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner,
Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; then recessed from July 24, 1956, to July 26, 1956 for further consideration and decision; then to September 18, 1956, for further inspection if necessary; then to October 16, 1956 for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, C area, class 1 height district; Pitkin avenue is in retail and unrestricted use, C area, class 1 height districts; Crystal street is in retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on N.B. Applic. 2723-55, reads:

"1. Proposed building and premises on a plot located in a retail zone, to be used as a gasoline service station, lubrication, auto washing, minor repairs with hand tools only, office and sale of auto accessories and parking and storage of more than 5 motor vehicles is contrary to Art. II, PP. 4-A of the Zoning Resolution.

2. Proposed show window and sign within 75 ft. of a residence zone in a transition from a non-residential to a residential zone is contrary to Art. II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, irregular, now vacant; that it is proposed to develop this site with a modern gasoline service station, the building to be located toward the center of the plot and to have face brick facades facing both streets; that pumps will be installed only along the Pitkin avenue frontage and will be set back 15 ft. of the building line; that the minor repairing will consist of repairs using hand tools only and will be confined to the interior of the accessory building; that only one small curb cut will be provided on Crystal street near the corner and its location will comply with section 7A of the zoning resolution; that a steel picket fence on a concrete base will be provided along the southerly portion for more than half of the plot fronting on Crystal street, which fence will return along the south lot line to the adjoining building; that shrubbery and planting, protected by a concrete curb, will be provided along this fence; that the building department has issued an objection under section 7A due only to the small show window and flat wall signs on the side of the building; that this show window and sign is set 38 ft. back from Crystal street and the fence and planting proposed will be provided along the building line opposite this portion of the building; that a woven wire fence on a concrete base will be provided along the interior lot lines where the walls of adjoining buildings do not occur; and

WHEREAS, the applicant states that on July 25, 1916 the property was in a business use district and the use designation was changed to its present retail use district on April 7, 1955; that the height and area designations have remained unchanged since 1916; and

WHEREAS, the applicant further states that the building adjoining the site on Crystal street, Block 4229, lot 27, is under the same ownership as the site and the building adjoining the site on Pitkin avenue, Block 4229, lot 18, is likewise under the same ownership as the site; that this entire plot comprising the two tax lots forming the site together with these two adjoining buildings was purchased by the owners about ten years ago for the construction of a motion picture theatre; that lot 19, the westerly 20 ft. of the site, was developed with a three story frame store and dwelling similar to the building on lot 18; that however, there was an Unsafe violation issued against this building, which resulted in its demolition some seven years ago; that since this time the owners have held this vacant

lot without receiving any income and have in recent years made many attempts to sell or lease the property, without any results; and

WHEREAS, the applicant contends that there is no demand for retail stores in this area, as is evidenced by the fact that more than half of the existing stores on Pitkin avenue within the affected area are vacant; that the El structure on Pitkin avenue is another deterring factor; that the retail use zoning of the plot precludes a factory; that directly opposite the site across Pitkin avenue, Block 4210, Lot 35, is a factory building occupying, together with a small garage, the entire block frontage, except for a 20 ft. lot on each corner; that opposite the site across Crystal street, Block 4230, Lot 11, is a store and dwelling building containing another store in a rear extension, with show windows and signs not complying with section 7A; that also within the affected area to the west of the site, Block 4228, Lot 17, is a public garage and motor vehicle repair shop with a frontage of 120 ft. on Pitkin avenue; that just to the west of this repair shop, Block 4228, lot 13, is another building constructed as a garage and now occupied by a paint and varnish firm; that since the two most affected plots, namely the lots abutting the site on both streets, are under the same ownership as the site, any possible adverse effect on neighboring property will be kept to a minimum; and

WHEREAS, the applicant states that the present owners have held title to lot 19 since August 6, 1946 and to lot 20 since August 20, 1946; that the assessed valuation of land is \$12,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received December 22, 1955", 4 sheets, on *condition* that all structures on the premises and other uses shall be removed and the plot leveled substantially to the grade of the adjoining streets, and constructed and arranged substantially as proposed on such plans; that the accessory building shall be faced with face brick, except that the rear wall may be of common brick and shall be of the design and arrangement shown; that there shall be no cellar under the accessory building; that the toilet rooms shall be rearranged so that the doors shall not be contiguous; that pumps shall be of a low approved type, erected not less than 15 feet from the building line of Pitkin avenue, where shown; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that along the easterly and rear lot lines, where shown, there shall be maintained a planted area, planted with suitable material, protected by curbing not less than 8 in. high and 6 in. wide; that along the rear lot line and the side lot lines to the west and east, where shown, there shall be erected a woven wire fence of the chain link type with a masonry base to a total height of 5 ft. 6 in.; that curb cuts shall be restricted to three to Pitkin avenue, each 30 ft. in width, located where shown and one to Crystal street, located within the first 25 feet from the intersection; that the plot shall be filled to grade and paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection at the intersection of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline sold; that such sign may extend over the building line of Pitkin avenue for a distance of not more than 4 feet; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that the sidewalks and curbing

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abutting the site shall be reconstructed or restored to the satisfaction of the Borough President; that under section 7i for a similar term there may be minor repairing for adjustments only with hand tools maintained solely within the accessory building; that under Section 7A such show windows, signs and curb cuts as may be contrary thereto are herein permitted; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

9-56-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony Esposito, owner.

SUBJECT—Application January 3, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for 12 cars of the nontransient pleasure vehicle type.

PREMISES AFFECTED—2844 (2842-2844 official) West 24th street, west side, 360 ft. south of Neptune avenue, and 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Neptune avenue is in retail and business use, C area, class 1 height districts; Mermaid avenue is in a business use, C area, class 1 height district; West 24th street is in residence and retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on Alt. Applic. 4518-55, reads:

"1. The proposed parking lot of motor vehicles (pleasure type) in a residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 111 ft. 9¾ in. in depth, now vacant; that it is proposed to occupy the premises for the non-transient parking of a maximum of twelve pleasure type cars; and

WHEREAS, the applicant contends that this neighborhood was developed many years ago and before the popular use of automobiles and as a result there are no provisions for accessory one car garages for the residents of the two and three family fully attached dwellings which line the streets in this area; that during the warm weather, the public beaches attract a tremendous number of automobiles, presenting an impossible parking problem for the year round residents; that there is an urgent need for off street parking facilities; that the owner of the premises resides at 2838 West 24th street, one house removed to the north of the subject site; that it is his intention to limit the use to monthly rentals to non-transients and each tenant will have a designated parking space; that the premises adjoining to the south is presently being used for non-transient parking, presumably accessory to the dwelling on that lot (lot 28, block 7014); and

WHEREAS, the applicant states that the present owner has held title to the property since July 9, 1951 and that the assessed valuation of land is \$4,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years to permit the plot to be occupied as proposed for parking and storage on condition that the storage shall be limited to pleasure type vehicles only, substantially as proposed and as shown on plans filed with this application marked "Received January 3, 1956", 3 sheets; that all uses on the plot shall be removed and the plot shall be levelled substantially to the grade of West 24th Street; that on the interior and street building lines, where walls of adjoining buildings on the lot line do not occur, there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except that on the street building line there may be an opening for entrance and egress not exceeding 12 ft. in width, which opening shall be fitted with gates which shall normally be kept closed; that opposite such entrance there may be a curb cut of similar width; that sidewalks and curbing in front of the premises shall be repaired or restored to the satisfaction of the Borough President; that the plot shall be surfaced with clean gravel and treated with a binder and properly rolled; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a sign attached to the fence near the entrance advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 15 sq. ft., shall not be illuminated nor shall it extend beyond the building line; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

381-56-BZ

APPLICANT—Paul Friedman, for Morris Okoshken and Louis Levine, owners (William Crystal, lessee).

SUBJECT—Application May 10, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the free parking of patrons and employees of food market adjacent to site.

PREMISES AFFECTED—501 Grant avenue, east side, 110 ft. south of Liberty avenue, and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: William McKinley and Patrick Earrelay.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Liberty avenue is in a business use, C area, class 1 height district; Grant avenue and Elderts lane are in business and residence use, C area, class 1 height districts; and

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WHEREAS, the decision of the borough superintendent, dated May 7, 1956 acting on Alt. Applic. 1135-56, reads:

"1. In a residence use district the free parking of patrons and employees of food market adjacent to site (1174 Liberty ave. Block 4204, Lot 18) is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 ft. by 40 ft. frontage by 141 ft. 11¾ in. in depth, now vacant; that it is proposed to maintain premises as a parking lot for the free parking for patrons and employees of food market adjacent to site; and

WHEREAS, the applicant states that the use, area and height districts have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the proposed provision of off street parking space for patrons and employees of the food market is in harmony with the spirit of the zoning resolution; that there is no economic demand for the use of the subject premises for residential purposes; that it would reduce street parking of motor vehicles in the neighborhood; that it would limit the use of the lot to store hours only for the convenience of the community and the restriction of the use of the lot at night and on Sundays and holidays would safeguard the immediate neighborhood; that it would insure more light and ventilation to nearby residences than would be available if the plot were developed for residence purposes; that there will be no additional traffic generated on Grant avenue, as the only entrance thereto will be confined to Grant avenue which is a one way street running from north to south from Liberty avenue to Glenmore avenue; that the character of the neighborhood would not be adversely affected by the proposed use; and

WHEREAS, the applicant states that the present owner has held title to the property since August 11, 1947 and that the assessed valuation of land is \$4,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years, to permit parking on lot 13, substantially as proposed and indicated on plans filed with this application, marked "Received May 10, 1956", 2 sheets, and "August 24, 1956", 1 sheet, on condition that the plot shall be leveled substantially to the grade of Grant avenue, surfaced with gravel, treated with a binder and properly rolled; that on the side, rear and front lot lines where buildings do not occur on the lot line there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, including a masonry base; that along the front line such fence shall be maintained continuously except for entrance and exit not exceeding 12 ft. in width with curb cut opposite not over 15 feet in width; that there may also be an entrance at the rear to Elderts lane, where shown, not over 12 ft. in width and with curb cut opposite not over 15 ft. in width; that both such entrances shall be fitted with gates which shall be kept closed when the store is not open for business; that within such fence there may also be a gate not over 6 ft. in width for entrance from the parking lot to the store; sidewalk and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire fighting appliances shall be installed as the fire commissioner shall require; that signs shall be restricted to a sign attached to the fence at the entrance, which shall not extend beyond the building line, shall not be illuminated and not exceed 15 sq. ft. in area, advertising the private parking use for patrons and employees and such other information as the commissioner of licenses may require; that all permits required, including a certificate of occupancy shall be obtained

and all work completed within the requirements of Section 22A of the Zoning Resolution.

579-56-BZ

APPLICANT—John F. Fitzsimons, for Sol Cafe Manufacturing Corp., owner.

SUBJECT—Application August 31, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a unrestricted use, B area, ½ height district, the erection of a 4 story building including tower (which includes 6 platforms), which exceeds the height limit.

PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, E. G. Deutsch and Miles A. Gordon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in an unrestricted use, B area, class ½ height district; 180th street is in manufacturing and unrestricted use, B area, class ½ height districts; Brinkerhoff avenue is in manufacturing, residence and unrestricted use, B area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 29, 1956 acting on N.B. Applic. 2000-56, reads:

"1. The erection of a structure to the height indicated is contrary to Art. III Sec. 8(b) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 245 ft. frontage by 105.51 ft. in depth, irregular, now vacant; and

WHEREAS, the applicant states that the premises which is the subject of this application is situated on the easterly side of 180th street and its rear lot line abuts the Long Island Railroad, Montauk division; that as of July 25, 1916 the premises was zoned unrestricted use, D area and class 1 height and the present area and height designations became effective June 30, 1952; and

WHEREAS, the applicant states that the proposed structure is a building 42 ft. high with a coffee processing tower rising to a height of 144 ft. 6 in.; that the street on which the structure faces has recently been decreased in legal width from 70 ft. to 54 ft. to legalize an existing railroad siding; that the actual width of 180th street between buildings is still 70 ft.; that easterly of the tax block through which the Long Island Railroad runs, the zoning is residence, G-1 and the ½ height classification of this tax block is designed obviously to protect the residence zoning easterly of the tax block; that the subject premises is westerly of the railroad and the proposed height will not adversely affect the residence property; that the only two properties affected would be the Long Island Railroad to the rear and the Associated Food Stores, Inc., on the westerly side of 180th street opposite the subject premises; that light and air are not factors where the Long Island Railroad is affected and the Associated Food Stores, Inc. has agreed to file a consent to the proposed construction; and

WHEREAS, the applicant contends that there will be no permanent employees working in the processing tower, but only service employees when the necessity arises; that in

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view of all the circumstances it is felt that it would be an unnecessary hardship to require compliance with the height limitations; that the present owners are also owners of the premises immediately southerly of the referenced premises and there will be a party wall between the existing structure on lot 205 and the proposed structure on lot 215; and

WHEREAS, the applicant states that the present owner has held title to the property since September 22, 1953 and that the assessed valuation of land is \$18,375; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to height to permit the construction of the building to the height proposed, and the tower located where proposed, and as indicated on plans filed with this application marked "Received August 31, 1956", 9 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as amended by the Board under Cal. No. 580-56-A; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

580-56-A

APPLICANT—John F. Fitzsimmons, for Sol Cafe Manufacturing Corp., owner.

SUBJECT—Application August 31, 1956—Appeal from a decision of the borough superintendent, re egress, vertical openings, etc.

PREMISES AFFECTED—109-25 180th street, east side, 184.95 ft. north of Brinkerhoff avenue, Block 10343, Lot 215, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, E. G. Deutsch and Miles A. Gordon.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated August 29, 1956, on N.B. 2000/56 reads:

"2. Provide two means of egress from each floor as per Sec. 270(3) of Labor Law.

3. Provide fireproof enclosure for all vertical openings leading from one floor to another as per Sect. 270(6) of Labor Law.

4. The use of checkered plate floor and exposed steel beams at 5th floor to 10th floor level is contrary to Sect. 3.2.1 of Building Code."

and

WHEREAS, the applicant states premises consist of a lot 24 ft. front by 105.51 ft. irregular in area, in an unrestricted use, B area, Class ½ height district upon which it is proposed to erected a Class 1 building, 4 stories (6 platforms), 144 ft. 6 in. in height, 241 ft. 4 in. front by 104 ft. 10 in. in depth at street level, 172 ft. 6 in. front by 59 ft. 6 in. deep at typical floor level, for use and occupancy as follows: 1st floor—off street loading and coffee processing, 90 persons; 2nd, 3d and 4th floors—coffee processing, 15 persons each floor platforms 5 to 10 inclusive—coffee processing, 0 occupants; that the building will be provided with two 3 ft. 8 in. wide steel stairs, enclosed with 6 in. concrete block, equipped with fireproof, self-closing doors below the 4th floor and one such stairs above the 3rd floor; that one stair

will lead to roof bulkhead and both will lead direct to street; and

WHEREAS, the applicant contends as to Objection 2, that each floor and platform of the tower although 2,800 sq. ft. in area will be without permanent employees and will be provided with a legal fireproof enclosed stair leading to the street, in addition to an elevator with access to all levels; that in view of the fact that only service employees will be in the tower as necessity requires, the Board is requested to accept one means of egress therefor; and

WHEREAS, the applicant contends as to Objection 3, that each floor and the tower roof will be of fireproof construction but the 5th to the 10th intermediate access platforms will be of steel beams, girders and solid steel plate flooring; these platforms will not have any permanent occupants and will be used solely for servicing equipment; and

WHEREAS, the applicant contends as to Objection 4, that to be required to enclose the tanks and ducts running through floors or platforms with 3-hour construction would work a great hardship and would impede inspection, access and repair of such through-floor equipment; that it is considered that the entire tower is one extremely high story with intermediate platforms solely for servicing coffee processing equipment.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, action on N.B. App. 2000-56, Objection Nos. 2, 3 and 4 and that the appeal be and it hereby is *granted*, *on condition* that the egress from each of the main floors, excluding the tower floors, shall comply with all requirements therefor including Section 270 of the Labor Law; that in the tower floors the one enclosed stairway may be accepted in view of the small human occupancy of this portion of the building; that in the main three-story building all vertical openings leading from one floor to another shall be enclosed in accordance with the requirements of the Building Code and of Section 270 of the Labor Law; that in the tower portion, other than the stair enclosure, the vertical openings may be permitted in view of the checkered plate floor proposed; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as required by resolution adopted this day under Cal. No. 579-56-BZ.

Adjourned: 1:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 1956, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened May 1, 1956—re amendment to resolution as to additional models FUB-70C, FUB-85C, FUB-100C, FUB-120C, FUB-140C, D-70C, D-85C, D-100C, D-120C and D-140C—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace, Models UH40, UH60, UHB60, UHB80, UHB100, FU40A, FU60A, FUB40A, FUB60A, FUB80A and FUB100A; previously approved.

APPEARANCES—

For Applicant: Ruth I. Shafer.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE OF OCTOBER 9, 1956—

Affirmative: Chairman Murdock and Deputy Chief Connolly 2
Negative: Commissioner Kleinert 1
Absent: Commissioner Keating 1

MINUTES

THE VOTE OF OCTOBER 16, 1956—

Affirmative: Commissioner Keating 1
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 568-50-SA

Subject: Amendment to resolution as to additional models.

Norman Products Co. Columbus, Ohio requested by letter dated March 12, 1956 that the resolution adopted October 31, 1950 and as corrected January 16, 1951 be amended so as to include additional models and also to permit the use of the suspended type in garages and places of explosive atmospheres. The application was reopened by a vote of the Board May 1, 1956.

Purpose

The appliances are a gas fired heating equipment.

Description

The Board approved various models of the FUB series July 8, 1952 under Cal. No. 568-50-SA. The requested models are for different capacities, that is BTU input, and the C at the end of the series designation is the same as the FUB—A series except that they are equipped with a built in filter. The D series are the same as the FUB except that they are not equipped with a blower or motor.

Recommendation

The Committee on Test recommends that the resolution adopted October 31, 1950 under Cal. 568-50-SA be amended so as to include additional models of gas fired heating equipment so that the models recommended for approval under this resolution, including those previously approved shall be as follows: UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A, FUB-100A, FUB-70C, FUB-85C, FUB-100C, FUB-120C, FUB-140C, D-70C, D-85C, D-100C, D-120C and D-140C on condition that the requirements of resolution adopted October 31, 1950 and as corrected January 16, 1951 under Cal. 568-50-SA be complied with.

The Committee further recommends that the FUB and D Series may be installed in garages and places of explosive atmosphere on condition that the appliances be installed at least 8'-0" above floor level and further that the appliance have a 40/40 mesh screen installed over the combustion air intake.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of October 31, 1950 and January 16, 1951 in accordance with the above report.

1003-54-SA

APPLICANT—Linde Air Products Co., Division of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Transport Semi-Trailer for Liquid Oxygen, Nitrogen and Argon, Models 250 and 300.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 30, 1956, at 2 P. M. regular calendar.

1005-54-SA

APPLICANT—Linde Air Products Company, Div. of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 30, 1956, at 2 P. M. regular calendar.

661-38-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Carolee Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1646-1650 Coney Island avenue, west side, 100 ft. south of Avenue M, Block 6573, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.. 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on March 11, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1952, in order to correct the reference to the alteration application, so that as *amended* this portion of the preamble to the resolution shall read:

"Whereas, the decision of the borough superintendent, dated September 18, 1956, as to Alteration Application 2413/56 * * *"

and that the similar reference in the resolution itself shall read:

"as stated in the decision of the borough superintendent, acting on Alt. App. 2413/56. * * *"

676-44-A—Vol. IV

APPLICANT—Charles Kandall, for Congregation Anshei Zedek of Bensonhurst, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. IV—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—6720 19th avenue, northwest corner of 68th street, Block 5569, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Kandall.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated November 30, 1955, on Alt. App. 4643/52 reads:

"Proposal to increase the area of the first floor is contrary to the terms of the conditional variance granted by the Board of Standards & Appeals under Cal. 676-44-A, Vol. III."

MINUTES

and

WHEREAS, the applicant states the building is 2 stories, 32 ft. in height, 29 by 50 ft. in area at street floor, 22 ft. by 50 ft. in area above, of Class 4 construction, erected in 1900 on a lot 36 ft. front by 100 ft. deep, in a residence use, C area, Class 1 height district; used and occupied since 1927: Cellar—storage and toilet; 1st floor—Synagogue, 150 persons; 2nd floor—caretaker's apartment, 6 persons; attic—vacant; proposed to be used and occupied without change except that the Synagogue on 1st floor will have an occupancy of 175 persons. The building is provided with one interior 2 ft. 6 in. wide wood stairs, enclosed in partitions of wood studs, wire lath and plaster and equipped with wood, self-closing doors leading to street but not to roof; and one exterior stairs on rear of building; and

WHEREAS, the applicant states the purpose of this appeal is to obtain permission to extend the area of the first floor, as indicated on plans filed herewith; and

WHEREAS, the applicant states the building was used from 1927 to 1944 as a Synagogue on the first floor with an occupancy of 150 persons and on the 2nd floor as meeting rooms with an occupancy of 20 persons; that Alt. App. 3357/44 was filed to use the building as follows: Cellar—toilet rooms; 1st floor—Synagogue, 150 persons; 2nd floor—dwelling, 1 family; attic to remain vacant; that on November 24, 1944, the Borough Superintendent issued Objection 1 as to construction and the Board under Cal. No. 676-44-A, Vol. I modified said objection to permit the alteration proposed; and

WHEREAS, the applicant states that plans were filed under Alt. App. 4643/52 to increase the size of building on 1st floor to 29 ft. by 65 ft. in area, to replace the existing walls on 1st floor by 12 in. brick enclosure and maintain the following occupancy: cellar—toilet rooms; 1st floor, synagogue, 175 persons; 2nd floor, dwelling, 1 family to be used by the Rabbi or caretaker and the attic to remain vacant; that this proposal was objected to by the borough superintendent June 9, 1953, under Objection 1 and the Board on July 21, 1953, under Vol. II of this appeal granted the alteration and permitted the extension as proposed; that in November 1953 amended plans were filed to remove the front porch and extend the building on front and part of the side of building with 12 in. brick wall construction; this alteration was objected to by the Borough Superintendent and on December 11, 1953, objection 1 was issued and the Board on May 11, 1954, acting on Cal. No. 676-44-A, Vol. III modified the decision of the borough superintendent to permit the alteration and arrangement of the building as then proposed; and

WHEREAS, the applicant now states that in lieu of what the Board has granted it is proposed to increase the area to 29 ft. by 65 ft. in area by removing the front porch and extending the building on the front and side with 12 in. brick wall construction and to occupy it as follows: Cellar—toilet rooms; 1st floor—synagogue, 175 persons; 2nd floor—1 family, to be used by the Rabbi or caretaker and the attic to remain vacant; and

WHEREAS, the applicant contends the building is detached on all sides; that the present incombustible shingles on the extension of existing building will be maintained; that the present use will remain unchanged in the entire building; the present stair to cellar will be maintained and from 1st to 2nd floor maintained; that the stairhall on 1st floor will be extended to a new lobby; that the present exits will be maintained and in all other respects the building and occupancy will comply with all laws, rules and regulations applicable thereto.

Resolved, that the decision of the borough superintendent, dated November 30, 1955, acting on Alt. App. 4643/52 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the increase in area of the first floor, of class 3 construction, as now proposed and as shown on plans filed with this appeal marked "Received December 14, 1955" (4 sheets), *on condition* that the maximum capacity of the first floor shall not exceed 175 persons; that the building shall not be further increased in height or area; and that

the side yard shall remain for the width of not less than 40 ft., generally, except where the extension of the women's section and the rear stairway occur.

328-45-A—Vol. II

APPLICANT—Henry Nordheim, for Van-Nest A-H Bocce Club, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1711 Adams street, west side, 86.74 ft. north of Van Nest avenue, Block 4015, Lots 30, 31 and 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and term of time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on May 16, 1950, on certain conditions; and

WHEREAS, the term of variance was extended on October 3, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1945, as thereafter *amended* by resolution adopted through October 3, 1951 only so far as it has reference to the terms of the variance, so that as *amended* this portion of the resolution shall read:

"*granted* for a term of five (5) years from the date of this *amended* resolution, to permit the continuance of a private club as proposed and previously permitted by the Board, *on condition* that the building shall not be increased in height or area; that this variance shall continue only so long as the building is occupied for the proposed use and complies in all other respects with all laws and rules applicable thereto; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Alt. 510/44, 70/50)

927-55-A

APPLICANT—Samuel S. Arlen, for Royal Paper Corporation, owner.

SUBJECT—Application November 14, 1955—Appeal from a decision of the borough superintendent—re stairways—depressed areaway projecting more than 18 in. beyond building line.

PREMISES AFFECTED—210-216 11th avenue and 564-568 West 25th street, southeast corner, Block 696, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles I. Goldman and Claire McIntyre.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated November 9, 1955, on Amendment to B. N. App. 890/55 reads:

MINUTES

"4. Proposal to erect a stway in the depressed area-way and projecting more than 18" beyond the bldg. line is contrary to 2.4.1.4.10 B.C.

"5. Provide two (2) stways from the cellar enclosed as required by law and leading directly to the street. Sect. 271 Labor Law."

and

WHEREAS, the applicant states the building is 11 stories, 138 ft. in height, 98 ft. 9 in. by 100 ft. in area, of fireproof construction, erected 1911, located on a lot 98 ft. 9 in. front by 100 ft. in depth, now in an unrestricted use, A area, class 2 height district, and used and occupied since 1935 without a certificate of occupancy as follows—cellar—boiler room and storage, 2 persons; 1st floor—storage and shipping, 5 persons; 2nd floor—storage, 3 persons; 3rd floor—offices, 25 persons; 4th and 5th floors—factory, 15 persons each floor—6th floor—storage, 5 persons; 7th floor—storage, office and factory, 10 persons; 8th and 9th floors—storage, 5 persons each floor—10 and 11th floor—storage and factory, 15 persons each floor; no change in use or occupancy is now proposed; the building is provided with a two-source sprinkler system throughout; an approved interior fire alarm system has been installed; there are two 3 ft. 8 in. wide steel and concrete stairs of fireproof construction, fireproof enclosed, equipped with kalamein self-closing doors and leading from roof bulkhead direct to street, and one exterior stairs located on the rear extending to roof by stair and with egress from its lower termination through east lobby to street; window and door openings on the course of the exterior stair are fireproof self-closing; and

WHEREAS, Violation #5143, issued October 27, 1955 was for violation of Section 271 of the Labor Law in that the cellar does not have a secondary legal means of egress as required by Sect. 271 of the Labor Law; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates' Court, October 17, 1955 on a charge of violation of the Administrative Code; and

WHEREAS, the applicant states that the building was erected in 1910 and 1911 and remained occupied without any change up to the present; that there have been no structural changes in the building other than relocation of office partitions and the addition of toilet facilities on several floors; that the cellar contains a boiler room, a storage room and open cellar space and has an area of 3216 sq. ft.; that at present one stairway provides egress from the cellar to the street through the 11th avenue lobby; and

WHEREAS, the applicant contends in view of the fact that a recent amendment to the Labor Law has been passed by the Legislature requiring that non-manufacturing space in a factory building need only be provided with one exit and that such amendment will take effect January 1, 1957, it is requested that the Board grant a temporary variance for the interim period; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the applicant has withdrawn his application as to Objection No. 4 for permission to erect a stairway in the areaway projecting more than 18 inches beyond the building line in view of the lack of jurisdiction for the Board to grant such a variance beyond 18 inches.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on B.N. App. 890/55, Objection No. Five and that the appeal be and it hereby is *granted*, to permit until January 1, 1957, pending the effective date of the recent amendment to the State Labor Law, to permit the exit from the cellar through the main stair to the street as proposed and as indicated on plans filed with this appeal marked "Received November 14, 1955", (5 sheets), *on condition* that the number of occupants in the cellar shall not exceed the number stated; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the two-source sprinkler system and

interior fire alarm system shall be maintained in accordance with the requirements therefor; and that a certificate of occupancy shall be obtained.

27-56-A

APPLICANT—Herman E. Horwood, for 730 Fifth Ave. Corp., owner.

SUBJECT—Application January 10, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—728-734 5th avenue and 2-4 West 57th street, southwest corner and 3-9 West 56th street, sub-cellar, Block 1272, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated December 22, 1955, on B. N. App. 3539/55 reads:

"1. Provide two (2) stairways from the subcellar enclosed as required by law and leading directly to the street. Sect. 270 Labor Law."

and

WHEREAS, the applicant states the building is 6 stories and penthouse and 25 stories, 329 ft. 11 in. in height, 100 ft. and 100 ft. 5 in. front by 100 ft. 5 in. and 162 ft. 6 in. in depth, of fireproof construction, erected 1921, located in a restricted retail use, B area, class 1¼ and class 1½ height district, and used and occupied since 1921 and 1925 as follows—3 to 9 west 56th street—subcellar—boiler room, no persons; basement—storage, 15 persons; 1st floor—retail stores, 40 persons; 2nd to 6th floors—manufacturing (needle trades, jewelry and optical trades), 90 persons each floor; penthouse—offices and projection room, 12 persons; no change in use or occupancy in this portion is now proposed; the use and occupancy of the 25 story portion of the building at 728-734 5th avenue is as follows—basement—shipping, lockers, storage, 55 persons; 1st floor—stores, 105 persons; 2nd to 6th floor—offices and salesrooms, 143 persons each; 7th to 13th floors—offices, 53 persons each; 14th floor—offices, 39 persons; 15 to 21st floor—offices, 39 persons each floor—22nd to 25th floor—offices, 27 persons each floor; no change in use or occupancy is now proposed; the building is provided with an standpipe system, an approved two-source sprinkler system in the penthouse only; there is an approved interior fire alarm system; there are two interior fireproof stairs 44 in. wide from roof bulkhead direct to street and one fire tower; and

WHEREAS, Violation No. 5254 was issued September 6, 1955, for failing to provide two legal means of egress from the subcellar as required by Section 270 of the Labor Law; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates' Court, December 28, 1955, on a charge of violation of the Labor Law; and

WHEREAS, the applicant states that the premises consist of a 25-story building used for offices and salesrooms up to the sixth floor and offices from the 7th to the 25th floors and a six story annex used for storage in the cellar, retail shops in the first floor and manufacturing from second to sixth floors with the penthouse for office use and projection room as permitted by the Board under Cal. No. 491-24-A; that the buildings were erected in 1921 and except use of the penthouse over the six story annex have been occupied since erection in accordance with Certificate of Occupancy No. 3960 and No. 10010, and no question raised as to the subcellar egress until the recent amendments to the Labor Law; and

MINUTES

WHEREAS, the applicant contends that the subcellar is a boiler room but not in regular use as the premises is supplied with heat by the New York Steam Company and the boiler room would only be used if the failure of the steam supply or in an unusually severe cold night when the existing boilers might be used; that there are no persons regularly employed in the subcellar; that the subcellar is now provided with two good means of exit consisting of steel stairs leading to the corridor on the cellar floor which has three fireproof enclosed stairways leading to the first floor hall and a five foot wide masonry tunnel about 60 ft. long leading to an engineer's ladder to an area way at cellar level which in turn leads to a passage into the cellar hall opposite a fireproof stairway which leads in turn to the street; that in addition there is an engineer's ladder from this areaway leading to sidewalk trap door at street level; and

WHEREAS, the applicant contends that the objection would only be issued because the boiler room is located under the six story and penthouse factory portion, whereas, if the boiler room were located under the 25-story office portion, it would be in compliance with the Building Code; and

WHEREAS, the applicant requests that in view of the fact that the boiler room is rarely, if ever, in use; the fact that no persons are regularly employed therein and as the existing means of exit are adequate, it is requested that the Board modify Section 270 of the Labor Law so as to accept the existing egress from the subcellar boiler room; and

WHEREAS, under Cal. No. 491-24-A, the Board modified a decision of the Fire Commissioner requiring sprinklers throughout the building so as to permit the storage of film in the penthouse story of the six-story portion of the building on condition that the film be stored in the vault equipped with a two-source sprinkler system provided such film storage did not exceed 250 reels or 250,000 running feet; and

WHEREAS, the applicant now states that there is no nitrate film stored in the building; and

WHEREAS, the applicant states that the boiler room is no longer used in the subbasement in connection with the heating of the building, except in an emergency, as the building is now heated by the New York Steam Company facilities and that the sub-cellar is not used for any human occupancy or storage.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on B. N. App. 3539/55, Objection No. One and that the appeal be and it hereby is *granted*, until January 1, 1957, at which time the recent amendment to the Labor Law presumably will take care of the situation.

634-44-A—Vol. IV

APPLICANT—M. Martin Elkind, for 227 E. 56th Street Corp., owner. (Geo. Lazernick, lessee.)

SUBJECT—Application for consideration—reopening as Vol. IV to consider new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—227-229 East 56th street, north side, 260 ft. east of 3rd avenue, Block 1330, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Petrides.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure to consider a new decision of the borough superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

65-55-A

APPLICANT—Samuel Rosenblum, for Klein Piano Company, Inc., owner.

SUBJECT—Application for consideration—reopening for restoration to the docket—re Appeal from a decision of the borough superintendent; previously dismissed.

PREMISES AFFECTED—417-413 West 28th street, north side, 375 ft. east of 10th avenue, Block 726, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Seymour A. Mitteldorf.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, having been examined and found ready for hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Montrose H. Massler.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn; applicant to apply to the Fire Department for dismissal of order in view of approval by Borough Superintendent of plans showing buried tanks to comply with order.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

433-56-A

APPLICANT—Henry George Greene, for Kaslan Realty Corp., owner.

SUBJECT—Application June 7, 1956—re Appeal from a decision of the borough superintendent—omission of fire wall.

PREMISES AFFECTED—12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street, Block 522, Lots 1, 21 and 29, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy and H. A. Kesend.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of the recommendation of the committee on inspection that the appeal should not be granted to omit the required fire walls.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

903-55-A

APPLICANT—Charles Karsch, for 157 East 57th Street, Corp., owner. (Mayflower Doughnut Corp., lessee.)

SUBJECT—Appeal filed November 9, 1955, from a decision of the borough superintendent relating to an electric sign.

PREMISES AFFECTED—135 to 137 East 57th street and 700-706 Lexington Avenue, northwest corner, Block 1312, Lots 14 and 15, Manhattan.

MINUTES

APPEARANCES—

For Applicant: Charles Karsch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of jurisdiction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Gior-dano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 2 P. M., for inspection and decision; hearing closed.

153-54-A—Vol. II

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—increase in the number of persons on 2nd floor.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 2 P. M., for hearing.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph M. Trainor and Francis Meehan.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 27, 1956, at 2 P. M., at the request of the applicant.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set, referred to engineer for further examination.

652-56-A

APPLICANT—Maurice Courland, for The Jewish Agency, Inc., owner.

SUBJECT—Application October 1, 1956—Appeal from a decision of the borough superintendent, re non-fireproof construction-height, etc.

PREMISES AFFECTED—14-18 East 66th street, south side, 122 ft. west of Madison avenue, Block 1380, Lots 61, 62 and 63, Borough of Manhattan.

APPEARANCES—

For Applicant: Maurice Courland and Raphael Courland.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 23, 1956, at 2 P. M. for hearing.

668-55-A

APPLICANT—Hurley and Hughes, for Chase Manhattan Bank, owner.

SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward J. Hurley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 2 P. M., for inspection and decision; hearing closed.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 195 ft. 6½ in. south of Park row, Block 118, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 2 P. M. for inspection and decision; hearing closed.

306-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for North American Oil Corp., owner.

SUBJECT—Application for consideration—reopening for enlarging accessory building for new storage room—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, later granted to permit rebuilding and maintenance of demolished gasoline service station and inclusion of auto laundry, lubricatorium, sale of accessories, office and motor vehicle repair shop with parking and storage of more than five motor vehicles on open portion of lot in rear of building.

PREMISES AFFECTED—454-464 Fenimore street and 633-641 New York avenue, southeast corner, Block 4815, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 17, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 31, 1950; and

WHEREAS, the resolution was amended from time to time and last amended on January 26, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1927, as thereafter *amended* by resolutions adopted through January 26, 1954 by adding thereto:

"that there may be an addition to the accessory building at the rear, as proposed and as indicated on plans filed with this request for amendment marked "Received September 25, 1956" (2 sheets), and as passed on by the borough superintendent under Alt. App. 2746/56, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with."

246-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Jack Rush and David Koschuck, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance, new owner—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting for a term of years, in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—62-01 to 62-05 Broadway, northeast corner of 62nd street (Poe place), Block 1189, Lot 93, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1936, on certain conditions; and

WHEREAS, the resolution was amended on May 12, 1936; and

WHEREAS, the term of variance was extended on November 4, 1936 and October 29, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 4, 1936, as thereafter *amended* by resolutions adopted through October 29, 1946, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision f for a term of ten years from the date of this amended resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained" (Alt. App. 3479/35).

950-40-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corp., owner.

SUBJECT—Application for consideration—reopening for

extension of time to obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of the basement and 1st story of a residence building to an undertaking establishment.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 50 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on April 7, 1942, on certain conditions; and

WHEREAS, the resolution was amended on July 5, 1950; and

WHEREAS, time to obtain permits and complete the work was extended on February 6, 1951 and September 11, 1951; and

WHEREAS, the term of variance was extended from time to time and last extended on February 7, 1956; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1942, as thereafter *amended* by resolutions adopted through February 7, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed to the satisfaction of the department of buildings, that a new certificate of occupancy shall be obtained within six months from the date of this *amended* resolution." (Alt. App. 4709/40; 4205/49)

796-41-BZ

APPLICANT—John F. Fitzsimons, for Edward J. Murphy, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 5, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7h and 7i of the zoning resolution, permitting in a residence and retail use district, the relocation, reconstruction and extension in area of existing gasoline selling station to include lubritorium, storeroom, motor vehicle repair shop, car washing and office and the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—207-05 Linden boulevard, north side, from 207th street to Nashville boulevard, 116-37 to 116-45 207th street, 116-44 to 116-54 Nashville boulevard and 116-38 to 116-42 208th street, Block 11080, Lot 181—formerly Lots 3, 140 and 183 and part of Lot 6, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

Negative 0

MINUTES

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. II, on June 5, 1951, on certain conditions; and

WHEREAS, the resolution was amended on October 14, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 15, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 5, 1951, as thereafter *amended* through June 15, 1954 by resolution, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit parking and storage of motor vehicles, including those awaiting service, on the normal portion of the premises, that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution."

(Alt. App. 8682/50, denied October 8, 1956.)

1082-41-BZ—Vol. II

APPLICANT—Angelo S. Mongiello, for Exner Realty Corp., owners. (Exner Sand and Gravel Corp., lessee).

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under 7h of the zoning resolution, permitting in a residence and unrestricted use district, the parking and storage of motor vehicles and the reconstruction of a building to be used as an office, for a term of years.

PREMISES AFFECTED—441 East 109th street, northwest corner of Franklin D. Roosevelt drive (East River drive), Block 1703, Lot 22 and part of Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. II, on October 23, 1951, on certain conditions; and

WHEREAS, the resolution was amended on November 27, 1951; and

WHEREAS, time to obtain permits and complete the work was extended on December 7, 1954; and

WHEREAS, the applicant requested an extension of the term of variance;

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1951, as thereafter *amended* by resolutions adopted through December 7, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work

completed within three months from the date of this *amended* resolution." (Alt. App. 671/51).

355-45-BZ

APPLICANT—Charles M. Spindler, for Ben H. Sanders and Henry A. Doten, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 25, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, for a term of five years, permitting in a business use district, the change in occupancy of a portion of the building from auto laundry to motor vehicle repair shop.

PREMISES AFFECTED—50-24 Queens boulevard, south side, 193.20 ft. east of 50th street, Block 2283, Lot 43, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on September 17, 1946, on certain conditions; and

WHEREAS, the term of variance was extended on September 25, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 17, 1946, as thereafter *amended* by resolutions adopted through September 25, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. App. 321/45).

291-47-BZ

APPLICANT—Lama, Proskauer and Prober for George Angelastro, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change of occupancy from garage for four trucks, greasing, battery service and auto laundry, to motor vehicle repair shop, brake testing, machine shop and lubrication.

PREMISES AFFECTED—519-521 Remsen avenue, east side, 340 ft. north of Church avenue, Block 4687, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

THE RESOLUTION:

WHEREAS, this application was granted by the Board on October 15, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 28, 1948; and

WHEREAS, the term of variance was extended on November 1, 1949 and November 7, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1947, as thereafter *amended* by resolutions adopted through November 7, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivisions c and i for a term of five years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 4719/46).

294-49-BZ

APPLICANT—Paul Friedman, for John B. Momrow and Arthur C. Momrow, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 11, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which is proposed to be added to Lot 34, in excess of the area permitted; also permitting reduction of size of Lot 36 so that existing building will exceed the area coverage permitted.

PREMISES AFFECTED—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwesterly corner and 6006 4th avenue, west side, 25 ft. south of 60th street, Block 5781, Lot 34 and part of Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 11, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1949, as thereafter *amended* by resolution adopted through October 11, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. App. 1535 and 1536/48).

38-50-BZ—Vol. II

APPLICANT—Thomas Loughran, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete, which expired October 4, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use E area district, the erection and maintenance of retail stores without the required setbacks from street lines.

PREMISES AFFECTED—1014-1028 Castle Hill avenue, southeast corner of Chatterton avenue, Block 3815, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas Loughran.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 20, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 21, 1954 and October 4, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1953, as thereafter *amended* by resolution adopted through October 4, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N. B. App. 1157/49).

602-52-BZ

APPLICANT—Peggy Cooney, for Boro Land Improvement Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment, two additional pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline and oil selling service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1870 Gunhill road, north side, 175 ft. east of Brunner avenue, Block 4504, Lot 1 and Block 4500, part of Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, the resolution was amended on February 28, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, as thereafter *amended* by resolutions adopted on February 28, 1956, in the following respects:

"that two additional gasoline dispensing pumps may be installed provided they are of the low approved type, located where shown on revised plan marked 'Received September 24, 1956' (1 sheet); and that in all other respects the resolution above cited shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N. B. 748/52 and Misc. 550/56).

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application for consideration—reopening for amendment as to relocation of exit door at front—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage for five motor vehicles to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place, Block 1560, Lots 40 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1954 by adding thereto:

"that in the event the owner desires to change the location of the exit door to street, as passed on by the borough superintendent under Alt. App. 1646/55, denied September 25, 1956, such change in the location of the exit door may be permitted as indicated on plans filed with this request for amendment marked 'Received October 1, 1956' (one sheet)."

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application for consideration—reopening for amendment as to two additional tanks—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of 15 years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 901-911 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 29, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1956, only so far as it refers to the installation of additional gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed twelve approved 550 gallon tanks as indicated on revised plans marked 'Received October 4, 1956' (one sheet), and as passed on by the borough superintendent under Amendment to N. B. App. 1323/53."

865-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension to accessory building on existing gasoline service station, to include the existing uses of lubritorium, car washing (non-automatic), storage and sale of home and auto accessories and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—71-02 to 71-20 Northern boulevard, 33-02 to 33-12 72nd street, southwest corner and 33-01 to 33-09 71st street, Block 1244, Lot 1, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 19, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 18, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 19, 1955, as thereafter *amended* by resolution adopted on October 18, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and the work is progressing at the site, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2178/54)

MINUTES

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7e, 7h, 7i and 7A of the zoning resolution, permitting in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and permitting the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.

PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 18, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 18, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that the work is expected to proceed shortly, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution” (N. B. App. 80/55).

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fishbro Realty Corp., owner. (New York Truck Renting Corp., lessee).

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and an automatic auto laundry and permitting the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—879 East 149th street, northeast corner, of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on October 11, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 11, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that the work is about to commence, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 394/55).

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 19A and 21 of the zoning resolution, permitting in a business and residence use district, the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnov avenue, Block 4542, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on April 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that work is about to start, plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App. 470/55.)

1022-55-BZ

APPLICANT—Ingram S. Carner, for Marflu Service-center Inc., owner. (General Outdoor Advertising Company, Inc., lessee.)

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than five cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 Huron street and 193-197 India street, Block 2533, Lot 33, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 10, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 10, 1956, as thereafter *amended* by corrected resolution dated September 18, 1956, only so far as it has reference to the arrangement of pump islands; so that as *amended* this portion of the resolution shall read:

"that the six pumps hereinbefore permitted may be rearranged as now proposed and as indicated on plans filed with this request for amendment marked 'Received October 3, 1956' (one sheet), *on condition* that in all other respects the resolution above cited shall be complied with." (N.B. 2728/55)

449-41-BZ—Vol. III

APPLICANT—Hurley, Kearney & Lane, for Nicholas Caponi and Marie Fransca, owners.

SUBJECT—Application for consideration—reopening as Vol. II for new hearing—re Application (decision of the borough superintendent); previously denied, under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the maintenance of a parking lot sale of used cars and auto laundry, with curb cuts and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1302-1312 65th street and 650'-6505 13th avenue, southeast corner, Block 5754, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure; previously denied.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

60-37-BZ—Vol. IV

APPLICANT—T. Donald Healy, for Colonial Real Estate Association, owner. (The Great Atlantic & Pacific Tea Company, lessee.)

SUBJECT—Application for consideration—reopening as Vol. IV for new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7f and 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—32-11 to 32-21 Newtown avenue and 28-36 to 28-58 33rd street, northwest corner, Block 619, Lot 1, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Milton Schilback.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

209-46-BZ—Vol. V

APPLICANT—Holtzman, Sharf, Mackell & Hellenbrand, for H. M. Williams Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in the business use portion of plot located in a residence and business use district, the addition of a fireproof canopy alongside building under construction and to provide a shelter at corner of auto showroom and permitting removal of old brick piers at present main entrance at corner of Northern boulevard and Junction boulevard and replace with glass and masonry.

PREMISES AFFECTED—93-01 to 94-05 Northern boulevard and 32-36 to 32-62 Junction boulevard, northwest corner and 32-57 to 32-63 93rd street, Block 1423, Lot 45, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. V, subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

191-46-BZ—Vol. II

APPLICANT—William J. Calise, for Carmine Vivolo, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use D area district, a restaurant, banquet hall, meeting room and occupancy by two families using more than the area permitted.

PREMISES AFFECTED—8821-8829 26th avenue, south side, 210 ft. east of Harway avenue, Block 6897, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: William J. Calise.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

354-23-BZ—Vol. III

APPLICANT—Jacob Lubroth & Son, for 103 Empire Blvd., Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider changes, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in use from public garage for more than

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five motor vehicles to include showroom, servicing and repair of motor vehicles.

PREMISES AFFECTED—103-111 Empire boulevard and 66-72 Sullivan place, northeast corner, Block 1306, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider change.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

234-41-BZ—Vol. II

APPLICANT—Louis Provenzano, for Trustees of Columbia University in New York, owner (Louis Provenzano, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the alteration and reconstruction of a gasoline service station.

PREMISES AFFECTED—153 West 68th street, north side, 122.00 ft. west of Broadway, Block 1140, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

812-23-BZ—Vol. III

APPLICANT—Louis Santangelo, for Chatham Properties, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in the residence use portion of a lot located in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1959-69 Crotona avenue, 671-95 East Tremont avenue, 1964 Belmont avenue, northeast corner, Block 3079, Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

386-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the

borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, east side, 13 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application to reopen withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 17, 1956, as they appeared in Bulletin No. 30, Vol. 41, are hereby corrected to read as follows:

100-47-BZ

APPLICANT—Gabriel Nathan, for Dr. Robert Wallis, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21, of the zoning resolution, permitting in a residence use district, the extension to existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of Fifth avenue, Block 1382, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened for hearing on same date as Cal. 519-56-A.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

* Correction—In the action of the Board, the words "subject to regular procedure" deleted therefrom.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on July 24, 1956, as they appeared in Bulletin No. 31, Vol. 41, are hereby corrected to read as follows:

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting in a residence and business use district, the extension of present business into the residence use district,

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extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1725-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Ritter.

For Administration: Samuel L. Becker, Dep't, of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on December 6, 1955, on certain conditions; and

WHEREAS, the resolution was again amended on May 15, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, as thereafter *amended* by resolutions adopted through May 15, 1956 by adding thereto:

"that the plans as heretofore approved may be *amended* as now indicated on revised plans marked 'Received June 1, 1956' (3 sheets), and as passed on by the Borough Superintendent under Alt. App. 1803/55, objection No. 1, dated May 29, 1956, only so far as it has to do with the minor rearrangement of the rear portion *and the second floor* of the premises *on condition* that in all other respects where not inconsistent with this *amended* resolution the requirements of the resolution above cited shall be complied with."

* Correction—Reference to the minor rearrangement of the rear portion *and the second floor* of the premises, corrected as indicated in italics.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on July 3, 1956, as they appeared in Bulletin No. 28, Vol. 41, are hereby corrected to read as follows:

155-55-A

APPLICANT—Stanley H. Klein, for Gotham Enterprises, Inc., owner.

SUBJECT—Application for consideration—reopening as to consider revised plans and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—45-10 83rd avenue, west side, 3195 ft. south of 45th avenue, Block 1536, Lot 215, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Peter Nargusian.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 22, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1956, only so far as it refers to the date of plans so that as *amended* this portion of the resolution shall read:

"as shown on plans filed with this appeal marked 'Received May 3, 1956' (4 sheets), as modified by revised plan marked 'Received June 21, 1956' (one sheet)." (Alt. 297/54)

* Correction—Date of revised plan marked 'Received June 3, 1956' changed to June 21, 1956.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on January 24, 1956, as they appeared in Bulletin No. 5, Vol. 41, are hereby corrected to read as follows:

261-55-BZ

APPLICANT—O'Connell and McInerney, for Rose Gallagher, owner.

SUBJECT—Application April 1, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection of a 2 story nonfireproof building with a cellar, 3 stories on the street level and 2 professional offices and 2 apartments on the second floor, using more than the area permitted.

PREMISES AFFECTED—440-446 Beach 129th street, east side, 220 ft. south of Cronston avenue, Block 722, Lot 62, Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Daniel J. O'Connell and Michael Gallagher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site in a business use, D area, class 1 height district; Beach 129th street is in business and residence use, D area, class 1 height districts; Cronston avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1955 acting on N.B. Applic. 151-55, reads:

"1. Area occupied by structure on plot in a D zone is in excess as permitted under Article IV, Sec. 14 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect a two story, non-fireproof building with a cellar, three stores on the street level and two professional offices and two apartments on the 2nd floor; and

WHEREAS, the applicant contends that Beach 129th street is the only business use area between 116th street and Beach 166th street; that the neighborhood has developed very rapidly in the past five years and is in dire need of business facilities, both stores and offices; that because of the resort character of the area, apartments and dwellings are in great demand; that it has been the custom in the past, in this neighborhood, to occupy a greater percentage

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of the building area than permitted by the zoning resolution; that the lots to the north and to the south are occupied almost 100% by buildings; that in addition, it is proposed that the present buildings have a rear yard of 20 ft., which will be equal in height to the structure and will exceed the legally required rear yard for a D district; that the present owners have held this property for the last 10 years; that the property is assessed at \$14,000 and in order to erect an economical feasible structure, it is necessary that 65% of the area be occupied; that the total area of the lot is 8,000 sq. ft.; permitted under existing zoning, 4,400 sq. ft.; request variance to occupy 5,100 sq. ft.; excess, 700 sq. ft.; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit in a D area, business use district, the erection of a two story, non-fireproof building, with a cellar, three stores on the street level, and two professional offices and two apartments on the second floor, using more than the area permitted *on condition* that the two side yards, or courts, 13 feet wide, and the rear yard 20 feet in depth, shall be maintained clear and unoccupied from the grade level to the sky; that the building shall be limited to a two story structure as shown on plans filed with this application marked "Received April 1, 1955" (6 sheets) and "January 18, 1956" (one sheet); that the building shall not be increased in height or area beyond that as shown; and that all permits shall be obtained and work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

* Correction—Address of premises affected corrected from "220-226 Beach 129th street" to read "440-446 Beach 129th street", etc.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 24, 1956, as they appeared in Bulletin No. 31, Vol. 41, are hereby corrected to read as follows:

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043 Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1956 after due notice by publication in the Bulletin;

and laid over to July 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and retail use, B area, class 1½ height districts; Bradhurst avenue is in a residence, B area, class 1½ height district; Eighth avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1956 acting on Alt. Applic. 1481-55, reads:

"1. Proposed parking lot for more than 5 motor vehicles in a residence district is contrary to Art. II, Sec. 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 99 ft. 11 in. depth, now vacant; that it is proposed to occupy the premises as a parking lot for more than five motor vehicles; and

WHEREAS, the applicant states that Alt. No. 1481-55 was filed with the building department for the use of the vacant lot in a retail and residence use district for a parking lot for more than five motor vehicles; that the vacant property proposed to be used for parking purposes is composed of two lots, each of which is 25 ft. by 99 ft. 11 in., thus forming a combined area of 50 ft. by 99 ft. 11 in.; that this property is located 35 ft. 1 in. in a residence district and 13 ft. 11 in. in a retail district; and

WHEREAS, the applicant states that the use district from Bradhurst avenue to 100 ft. east along West 142nd street is residence use; that the use district along West 142nd street from a point 100 ft. east of Bradhurst avenue was changed from residence to business in December 1926 and further changed to retail by an amendment dated August 26, 1954, which is its present designation; that there is no petition before the planning commission to change the use; and

WHEREAS, the applicant contends that this entire neighborhood is densely populated and there is a great need for parking lots to aid in reducing the parking on the adjacent over-crowded streets; that this property was used for dumping of refuse; that the owner has recently removed all the rubbish and has erected a protective fence and a locked gate to eliminate the trespassers and the hazards; that this lot will be leveled, graded, surfaced and clean gravel or steam cinders treated with a binder and properly rolled; that there shall be erected on the lot lines, where required, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings except 12 ft. wide at the building line and have a gate directly on a line with the curb cut; that proper bumpers shall be maintained against all walls and fences for protection; that the curbing and sidewalk are in a new condition at present and the lot will be graded to meet it; that a sign not exceeding 15 sq. ft. will be attached to the fence at the entrance advertising parking use, the rates charged and such other information as required by the commissioner of licenses; that the sign will not be illuminated nor extend beyond the building line; that owner is paying taxes for these lots without benefit of income and since the adjoining neighborhood consists of old residential buildings and not too profitable business possibilities, he is unable to determine the ultimate development in this section; that the owner of the properties under appeal also owns the property adjacent to the east, that is, block 2043, lots 34, 36 and 20, thus making him an interested owner in the future development of this neighborhood; that the owner intends to hold this property together with his other property adjacent, so that when the neighborhood shows development in one substantial manner or another, he will then be in a position to properly develop his property in accordance with the general trend; that the use of these two lots for a period of 10 years for a parking lot is believed by the owner to be a reasonable request as it will be beneficial to the public for parking and will help to alleviate the blocking up of the street in the adjacent neighborhood;

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borhood by passenger cars; that the lot will be maintained in a manner to comply with all requirements for a parking lot and that a certificate of occupancy will be obtained; that no servicing of cars or other non-conforming uses will be conducted on the premises; and

WHEREAS, the applicant states that the present owner has held title to lot 33 since November 20, 1952 and to lot 32 since October 28, 1954; that the assessed valuation of lot 32 is \$7,500 and of lot 33, \$7,500 making a total of \$15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions h and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7h and 7e for a *term of five (5) years from the date of this resolution* to permit the use of lots 32 and 33 as proposed for the parking and storage of motor vehicles as indicated on plans filed with this application marked "Received February 15, 1956," 2 sheets, *on condition* that all buildings and uses on the

premises shall be removed and the plot graded substantially to the grade of West 142nd Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on all lot lines where walls of adjoining buildings do not occur there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in.; that on the street building line such fence may have an opening not over 15 ft. in width fitted with gates which shall normally be kept closed when the premises are not in operation; that suitable terminating posts shall be erected at either side of the gate for support; that opposite such entrance there may be a curb cut not exceeding 15 ft. in width; that during the term of this variance the premises shall not be occupied for any other use; that signs shall be restricted to a permanent sign attached to the fence near the entrance advertising the parking use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 15 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

* Correction—The term of variance for a period of five (5) years inserted in the resolution as indicated in italics.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

THE BUILDING LAWS

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THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK published in four volumes, amended to September, 1955, are now ON SALE AT THE CITY RECORD OFFICE, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, N. Y. 7. Each volume contains a Table of Contents indicating what matters appear in each one of the four volumes.

The prices are as follows: One Dollar and Fifty Cents each for Volumes Nos. I, II and IV (\$1.65 each by mail); and One Dollar for Volume III (\$1.15 by Mail). The price for the complete set of four volumes is Five Dollars and Fifty Cents (\$6 by mail).

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3

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horsehoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 44

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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COURT DECISION

Matter of Clarizio vs. Murdock:—On April 20, 1956, the Board granted a variance under Section 21 to permit in a residence use, E area district the erection of a two-family dwelling with less than 10 ft. setback required on each street front; Cal. No. 561-55-BZ; Premises 2894 Roebling Avenue, southwest corner of Edson Avenue, The Bronx.

At Special Term, Supreme Court, Mr. Justice Hofstadter dismissed the proceeding as not timely, in the following decision:

"Motion to dismiss petition for an order to set aside a decision of the Board of Standards and Appeals granting a zoning resolution is granted. The decision was made on April 20, 1956; the present proceeding was instituted by service of the notice of motion and petition on July 31, 1956, returnable September 10, 1956. Administrative Code Section 668e-1.0 requires that the petition be presented within thirty days after the filing of the board's decision in its office. This provision is exclusive and the four months' limitation prescribed by Article 78 of the Civil Practice Act is inapplicable (521 Fifth Avenue Corp'n. v. Murdock, 62 N. Y. S. 2d, 414; Barry v. Board of Standards and Appeals, N.Y.L.J. July 6, 1955, Special Term, Part I, Bronx County). It follows that the proceeding is not timely and is accordingly dismissed" (N.Y.L.J. October 26, 1956, page 8).

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

SA, 440-39-SM, 1036-41-SM—Vol. II, 647-48-SA—Vol. II, 283-50-SA—Vol. II, 359-50-SA—Vol. II, 105-55-SA, 545-55-SA—Vol. II, 547-55-SA—Vol. II and 81-56-SM.

CALENDAR

DOCKET

New Cases filed up to October 23, 1956

Cal. No. Dept. Premises Affected

695-56-SA—Wyandotte Precision Rinse Injector (for dish-washing), manufactured by Precision Chemical Pump Corp., Appliance.

696-56-SM—Republic Steel Corp., Bolt and Chain Division, High Tensile Structural Bolts, manufactured by Republic Steel Corp., Material.

697-56-BZ—B.B.—6801-6811 8th avenue and 802-812 68th street, southeast corner, Block 5770, Lot 6, Borough of Brooklyn, N.B. 1944-56—re gasoline service station, office, accessory sales, repairs; show windows within 75 ft. of residence use district; rear yard required.

698-56-SA—Pellerin Milnor Corp., Laundry Extractors, Model GSM-30 (30 inch), Model GSM-20 (20 inch) and Model GSM-26 (26 inch), manufactured by Pellerin Milnor Corp., Appliance.

699-56-SA—Deerfield Horizontal Rotary Oil Burner, Models DD, sizes F, G, H and K, manufactured by Deerfield Machine Works, Appliance.

700-56-SM—Plasteel Insulated Metal Wall Panels, manufactured by Plasteel Products Corp., Material.

701-56-SA—Alpha Gasoline and Oil Separators, manufactured by Alpha Tank Co., Inc., Material.

702-56-SA—Aeroil Liquefied Petroleum Gas-fired Salamander, Model 35 VP, manufactured by Aeroil Products Co., Inc., Appliance.

703-56-BZ—B.Q.—144-27 to 144-35 Farmers boulevard, east side, from 144th road to North Conduit avenue, 179-12 to 179-20 144th road and 179-01 to 179-13 North Conduit avenue, Block 13090, Lots 4 and 95, South Ozone Park, Borough of Queens, N.B. 2869-56—re gasoline service station, lubritorium, car wash, repairs, storage and sale of accessories, etc.—residence use district; parking of cars awaiting servicing.

704-56-BZ—7-04 and 7-24 166th street, west side, from Powells Cove boulevard to 9th avenue, Block 4588, Lot 38, Beechhurst, Borough of Queens, N.B. 221-56 to N.B. 224-56—re erection of more than 1 building on lot; floor area excessive; garage, etc.—residence use district.

705-56-BZ—B.Bx.—165-169 West 165th street and 1060-1068 Summit avenue, northeast corner, Block 2526, Lot 1, Borough of The Bronx, Alt. 943-56—re parking and storage of more than 5 cars—residence use district.

706-56-BZ—B.Q.—138-20 31st road, southwest corner, of 140th street, Block 4374, Lot 1, Flushing, Borough of Queens, N.B. 2721-56—re erection of building located in $\frac{3}{4}$ height district within 2 miles of a designated airport.

707-56-BZ—B.Bx.—1500-1510 Williamsbridge road, northeast corner of Eastchester road, Block 4082, Lots 5 and 10, Borough of The Bronx, N.B. 1818-56—re gasoline service station, lubritorium, office, sales, minor repairs, etc.—business use district.

708-56-BZ—B.Q.—248-02 to 248-10 (248-06 official) Sunrise highway and 139-11 to 139-19 Hook Creek boulevard, southeast corner, Block 13623, Lot 3, Rosedale, Borough of Queens, N.B. 3065-56—re gasoline service station, lubritorium, car washing, parking and storage of motor vehicles—local retail use district.

709-56-A—B.Q.—248-02 to 248-10 (248-06 official) Sunrise highway and 139-11 to 139-19 Hook Creek boulevard, southeast corner, Block 13623, Lot 3, Rosedale, Borough of Queens (under section 35, General City Law re erection of building in bed of mapped street—Hook Creek boulevard), N.B. 3065-56.

710-56-BZ—B.B.—1915-1937 Linden boulevard and 762-772 Pennsylvania avenue, northwest corner and 761-771 Sheffield avenue, Block 4322, Lot 22, Borough of Brooklyn, N.B. 1544-56—re reconstruction and change in use to gasoline service station, lubritorium, parking and storage of motor vehicles, etc.; curb cuts, signs and entrances within 75 ft. of residence use district—business and residence use district.

711-56-BZ—B.Q.—101-02 to 101-10 (101-06 official) Astoria boulevard, 101-01 to 101-09 31st avenue and 28-01 to 28-13 101st street, southwest corner of Astoria boulevard, Block 1688, Lot 30, Astoria, Borough of Queens, N.B. 3548-56—re gasoline service station, lubritorium, car washing, parking of cars, etc.; sign, etc.—local retail use district.

712-56-BZ—B.M.—221 West 109th street, north side, 275 ft. west of Amsterdam avenue, Block 1881, Lot 21, Borough of Manhattan, N.B. 149-56—re area excessive.

713-56-SM—Transwall or Bemiswall Folding Doors or Partitions, manufactured by Bemis Brother Bag Co., Material.

714-56-BZ—B.Bx.—1346 Edward L. Grant highway, east side, 471 ft. north of West 169th street, Block 2871, Lots 81 and 83, Borough of The Bronx, N.B. 1618-56—re gasoline service station, lubrication, repairs, parking of cars, etc.—business use district.

715-56-BZ—B.Bx.—1979 Westchester avenue, north side, 57.67 ft. west of Pugsley avenue, Block 3930, Lots 57 and 59, Borough of The Bronx, Amendment to N.B. 865-56—re area excessive; off street loading facilities—retail use district.

Restored to Docket

132-55-A—Vol. II—B.B.—2236-2244 Pitkin avenue, south side, 25 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn, Alt. 110-54—re occupancy of 1st floor as a restaurant, bar, cabaret, dance and loading platform—business use district.

CALENDAR

105-55-SA—Vol. II—Thatcher Oil Fired Suspended Furnace, Model 532-187 (for heating homes, garages, filling stations or similar spaces), manufactured by Thatcher Furnace Co., Appliance.

440-39-SM—Vol. II—USG Asphalt Roofing Materials, manufactured by United States Gypsum Company, Material.

359-50-SA—Vol. II—ABC Automatic Washing Machines, Models 52, 62, 72, 82, and 92, manufactured by Altorfer Bros. Company, Appliance.

115-32-SA—Wayne Oil Burner, Model OM (reopened for report as to additional trade name), manufactured by Wayne Home Equipment Co., Inc., Appliance.

1036-41-SM—Vol. II—Dentledge Lavatory, Model F-572 (vitreous china 14x14" shelf backwall hanging lavatory for use in residences, institutions, hospitals, dental clinics, etc., for cleaning teeth), manufactured by American Radiator and Standard Sanitary Corp., Material.

283-50-SA—Vol. II—ABC Oil Burner, Model 64 (reopened for report as to additional trade name), manufactured by Automatic Burner Corp., Appliance.

647-48-SA—Vol. II—ABC Oil Burner, Model 69 (reopened for report as to additional trade name), manufactured by Automatic Burner Corp., Appliance.

545-55-SA—Vol. II—Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3632A, 3736 and 3736A (reopened for report as to additional models), manufactured by Samuel Stamping and Enameling Co., Appliance.

547-55-SA—Vol. II—Samco or Chef's Delight Lower Oven Apartment Size Gas Ranges, Models 3120 and 3220 (reopened for report as to additional models), manufactured by Samuel Stamping and Enameling Co., Appliance.

718-49-BZ—Vol. IV—B.B.—2002-2014 Stillwell avenue, southwest corner of 85th street, Block 6860, Lot 21 and part of Lot 32, Borough of Brooklyn, N.B. 1663-56—re auto laundry, office, boiler room, parking and storage of cars, etc.

483-50-BZ—Vol. IV—B.M.—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan, Alt. 1235-56—re extension of gasoline service station, car wash, lubritorium, sales, office, minor repairs and parking and storage of more than 5 motor vehicles—business and unrestricted use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen CuttingOct. 19, 1954.
Carbon Dioxide Liquefier, Rules ...Mar. 18, 1947—Vol. 32, No. 11

	Last Publication
Cements, Air Entraining Portland, Rules for Approval and Use of..April	12, 1955.
Cements, Blended, Rules for Testing and Use ofMar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved formDec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, RulesJuly	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use ofApril	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules CoveringSept.	15, 1955.
Concrete Rules (Hydrated Lime) ...Aug.	3, 1937—Vol. 22, No. 31
Elevator RulesMar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of BuildingsFeb.	1, 1956.
Exit Rules (Revolving Doors)June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules forMar.	11, 1952—Vol. 37, No. 11A
Factory Exit RulesFeb.	22, 1955.
Fire Alarm Rules (Interior)Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill RulesMar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing ofMay	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling StationsApr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing ofApr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling forJan.	21, 1919—Vol. 4, No. 3
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Methyl Chloride Rules for Class B and C Refrigerating Systems ...Feb.	11, 1947—Vol. 32, No. 6
Oil Burner RulesMay	22, 1956.
Opening Protective Assemblies, Rules for Inspection ofMay	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and BuildingsSept.	7, 1948—Vol. 33, No. 36
Plumbing RulesAug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)June	5, 1956—Vol. 41, No. 23
Procedure, Rules ofSept.	7, 1937—Vol. 22, No. 36
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Spraying and Drying of Paints, Varnishes, Lacquers, etc.Mar.	22, 1955.
Sprinkler, RulesJune	29, 1937—Vol. 22, No. 26
Standpipe Fireline RulesJune	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 30, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 30, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

CALENDAR

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, at the request of an objector; no further request for adjournment; then to October 30, 1956, for inspection and decision; hearing closed.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. and H. H. Karsten, owner.

SUBJECT—Application reopened February 7, 1956—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; and for applicant to file revised plans covering the two proposed occupancies. Hearing closed.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R.

Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry owners.

SUBJECT—Application June 29, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

522-56-BZ

APPLICANT—Simeon Heller, and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue and 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubricatorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed; then to October 30, 1956, for further consideration by the Board.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

CALENDAR

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed; then to October 30, 1956, for revised plans showing parking spaces and also a second means of exit.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service. PREMISES—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

Laid over from September 11, 1956, to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for inspection and decision; then to October 30, 1956, for further consideration and decision.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harriscn, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

Laid over from September 25, 1956 to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for further consideration; then to October 30, 1956, for further consideration and decision.

919-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 2, 1956 for consideration as to extension of term of variance, expired May 29, 1956—re (decision of the borough superintendent) previously granted on condition under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station, lubritorium, car washing, sales training room, storage and office and permitting ground signs and permitting curb cuts more than permitted distance from intersection.

PREMISES AFFECTED—69-02 to 69-20 Northern boulevard and 33-01 to 33-09 69th street, southeast corner and 33-02 to 33-10 70th street, Block 1242, Lot 1, Jackson Heights, Borough of Queens.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Koss, owners.

SUBJECT—Application reopened October 2, 1956 for consideration as to time to complete, expired May 10, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, permitting for a term of twenty years, in a residence use district, the erection and maintenance of a business structure (stores) and permitting the parking of patrons' and employees' motor vehicles on unbuilt portion of plot (previously withdrawn, re permit the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h, and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, Block 6236, Lot 23, Borough of Brooklyn.

498-55-BZ

APPLICANT—Reliable Home, Inc., Harry, Simon and Leiser Noveck, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the maintenance of a 2 family residence and garage of class 4 construction, with chimney encroaching upon the required setback.

PREMISES AFFECTED—47-47 158th street, northeast corner of Oak avenue, Block 5488, Lot 8, Flushing, Borough of Queens.

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

CALENDAR

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morgan-roth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

277-56-BZ

APPLICANT—Morris Kweiler, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail use, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 30, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1005-54-SA

APPLICANT—Linde Air Products Company, Div. of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

1003-54-SA

APPLICANT—Linde Air Products Company, Div. of Union Carbide and Carbon Corporation, owner.

CALENDAR

SUBJECT—Application December 24, 1954—Linde Liquid Transport Semi-Trailer for Liquid Oxygen and Argon, Models 250 and 300.

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 7, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 7, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application reopened July 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lot 24, Borough of The Bronx.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars.

PREMISES AFFECTED—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

346-55-BZ

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—re (decision of the borough superintendent) under sections 7c and 7a of the zoning resolution, to permit in a business use district, proposed extension of building and openings between adjacent parts of buildings; new extension to be used for machine shop and welding and storage of acetylene and oxygen bottles; new storage space to be used for the parking of 3 trucks.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

347-55-A

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

1015-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Daniel and Mildred Gallo, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing non-storage garage for more than 5 motor vehicles and gasoline service station, lubritorium, minor auto repairs and car washing, to include brake work, wheel alignment, storage room, office, sales, parking and storage of motor vehicles, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—81-01 to 81-15 (81-11 official) 41st avenue and 40-47 to 40-53 81st street, northeast corner, Block 1492, Lots 35 and 37, Elmhurst, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

93-56-BZ

APPLICANT—Charles M. Spindler, for Saul and Herman Shapiro, owners.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed reconstruction of present gasoline service station and use of premises for gasoline service, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service; proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—4002-4014 Avenue U and 2001-2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

CALENDAR

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Costango Ramieri, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia place, east side, 248 ft. north of State street and 26-28 Willow street, Block 259, Lot 15, Borough of Brooklyn.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector; no further requests for adjournment considered.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector; no further requests for adjournment considered.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector's representative; no further request for adjournment considered.

317-33-BZ—Vol. II

APPLICANT—Ervin Palmer, for Dickel Construction Co., owner (Arnold Lowenstein, lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, proposed extension of the roof of lubritorium, which is contrary to resolution of Board of Standards and Appeals Cal. No. 317-33-BZ.

PREMISES AFFECTED—139-01 to 139-21 Jamaica avenue and 139-02 to 139-18 89th avenue, northeast corner, Block 9673, Lot 1, Jamaica, Borough of Queens.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

676-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district proposed change of use of auto showroom, office, parking of more than 5 motor vehicles, sale and display of more than 5 new and used cars, garage for not more than 5 motor vehicles, to auto showroom, offices, parking of more than 5 motor vehicles, sale and display of more than 5 used cars and motor vehicle repairs.

PREMISES AFFECTED—208-24 Northern boulevard and 45-02 to 45-10 Oceanic street, southwest corner, Block 7305, Lot 50, Bayside, Borough of Queens.

1018-55-BZ

APPLICANT—Robert Gottlieb, for Rose K. Lyons, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—133-135 West 165th street and 1059-1066 Ogden avenue, northwest corner, Block 2514, Lot 1, Borough of The Bronx.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

CALENDAR

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owners.

SUBJECT—Application February 16, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

438-56-BZ

APPLICANT—Jane Nicastri, owner.

SUBJECT—Application June 14, 1956 (re decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3143-3145 East Tremont avenue, northeast corner of Baisley avenue, Block 5311, Lots 16 and 17, Borough of The Bronx.

274-26-BZ—Vol. II

APPLICANT—Jane Nicastri, owner.

SUBJECT—Application reopened July 3, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing commercial building in the residence use district portion of the plot.

PREMISES AFFECTED—3349-3357 East Tremont avenue, north side, 70 ft. east of Baisley avenue, Block 5311, Lot 7, Borough of The Bronx.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

451-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss and Benjamin Braunstein, trustees (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of a vacant lot for parking and storage of motor vehicles.

PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 7, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 7, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

314-56-A

APPLICANT—Manhattan Beach Community Group, Inc., for Neighboring Property owners.

OWNERS OF PREMISES—West End Homes Inc.

SUBJECT—Application April 16, 1956—Appeal from a decision of the borough superintendent re revocation of Permits N.B. 2665-55 and N.B. 2666-55—zoning matter, re side and rear yards.

PREMISES AFFECTED—Oriental boulevard, south side, from Beaumont to Coleridge streets, 207 Beaumont street and 208 Coleridge street, Block 7516, Lots 1615 and 1623, Borough of Brooklyn.

510-56-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.

SUBJECT—Application July 3, 1956—Appeal from a decision of the borough superintendent—re siamese connection—sprinkler system.

PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lot 336, Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 14, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 14, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans; then to November 14, 1956, at the request of the applicant's representative to submit revised plans; hearing previously closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regma Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of

motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiaro, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

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Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

Laid over from October 9, 1956 to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed; then to November 14, 1956, at the request of applicant to file further revised plans and new decision of the borough superintendent.

115-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Iovine, owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from office, storage of roofer's materials and equipment, office, lunch room, automobile wrecking yard, parking and storage of more than 5 cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas.

PREMISES AFFECTED—5283-5291 Kings Highway, east side, 60 ft. 9¾ in. north of Preston court, Block 7949, Lots 20 and 23, Borough of Brooklyn.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammareo, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed.

632-19-BZ—Vol. II

APPLICANT—Roe and Kramer, for Du Mont Broadcasting Corp., owner (Sutton Terrace Garage, Inc., lessee).

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change from garage on 1st floor and commercial use on upper floor, to garage for more than 5 cars in the entire building.

PREMISES AFFECTED—215-217 East 67th street, north side, 275 ft. ½ in. east of 3rd avenue, Block 1424, Lot 12, Borough of Manhattan.

797-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business and retail use district, proposed reconstruction of the existing gasoline service station, extension of lot and change of use to gasoline service station, lubritorium, store, minor auto repairs, car washing, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—24-40 Remsen avenue and 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn.

3-29-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Edward J. Macaluso, owner.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, E-1 area district, the proposed extension of a gasoline service station, as granted by the Board under Cal. 3-29-BZ on May 28, 1929, to include office, sales, car wash, lubritorium and motor vehicle repairs, proposed extension has less than 15 ft. rear yard as required.

PREMISES AFFECTED—920 Hylan boulevard, south side, 120 ft. east of Linwood avenue, Block 3266, Lot 7, Grasmere, Borough of Richmond.

326-41-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and William H. Healy, for Margharita Boccia, owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a resi-

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dence use district the proposed continued use of a frame building for 7 car garage.

PREMISES AFFECTED—2222 Homcrest avenue, west side, 180 ft. south of Avenue V, Block 7372, Lot 16, Borough of Brooklyn.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.

SUBJECT—Application October 4, 1954—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37, Borough of Brooklyn.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.

SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4½ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

91-55-BZ—Vol. II

APPLICANT—Larry Meltzer, for Mace Service Stations, Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, garage for more than 5 motor vehicles, greasing, car washing and auto repairs.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

219-55-BZ

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application March 18, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district the occupancy of a frame building for a factory use (manufacture of aluminum grille doors).

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

549-56-A

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application July 24, 1956—Appeal from a decision of the borough superintendent re use of frame building for business.

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146.01 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

1019-55-BZ

APPLICANT—Andrew Di Camillo, for Joseph J. Carlucci, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to a 3 story building, using more than the area permitted.

PREMISES AFFECTED—7204 13th avenue, west side, 20 ft. south of 72nd street, Block 6188, Lot 39, Borough of Brooklyn.

273-56-BZ

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.

SUBJECT—Application April 13, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district, the change of use from factory use on the first floor, extending the area permitted for manufacturing use and the erection of a 1 story extension.

PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

274-56-A

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re exits, etc.

PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

374-56-BZ

APPLICANT—Moritz Simon, for H and A Realty Corp., owner (Harold Amateau, lessee).

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7b and 7A of the zoning resolution, to permit in a residence and local retail use district the change of occupancy and alteration of an existing old law tenement, with extension within 75 ft. of residence use district.

PREMISES AFFECTED—55 East 115th street, north side, 84 ft. east of Madison avenue, Block 1621, Lot 24, Borough of Manhattan.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael, Anisello and Concetta Rusciano, owners.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.

PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

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137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

428-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.

SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office, accessory motor vehicle repair shop, storage and parking of more than 5 motor vehicles all in conjunction with a taxi cab business.

PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution to permit in a retail zone and partly in a residence zone the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit the location of a business entrance within 75 ft. of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

706-56-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application October 18, 1956—re (decision of the borough superintendent) pursuant to section 9A of the zoning resolution, for a variation of sections 8C and 9A of the zoning resolution, to permit in a Class $\frac{3}{4}$ height district, the erection of a portion of a proposed building in excess of the height permitted by section 8(c) of the zoning resolution, within two miles of a designated airport.

PREMISES AFFECTED—138-20 31st road, southwest corner of 140th street, Block 4374, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

NOVEMBER 14, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 14, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

208-56-SM

APPLICANT—Coralux Corporation of New Jersey, owner.

SUBJECT—Application February 20, 1956—Coralux Acoustical Plaster.

317-55-SA

APPLICANT—Almo Laboratories Company, Inc., owner.

SUBJECT—Application April 14, 1955—Rinsrator, Model R-3 Injector Unit (for injecting wetting agent into final sterilizing rinse water).

57-54-SA

APPLICANT—Calray Distributors Inc., agent for Hastings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heatwell Round Head Conversion Burner, Models MXO-10 and MXO-13 (gas fired).

740-55-SA

APPLICANT—George W. Kamin for Cribben & Sexton Co., owner (I. Neil Thompson, agent).

SUBJECT—Application August 1, 1955—Universal Insulated Console Type Domestic Gas Ranges, Models 7905, 7906, 8018, 8019, 8020, 8022, 8023, 8204, 8205, 8304, 9116, 9117, 9118, 9123, 9124, 9304, 9305, 7909, 8029, 8030, 8035, 8206, 8307, 9127, 9130, 9131, 9132 and 9309.

730-55-SA

APPLICANT—Synchronous Flame Inc., owner.

SUBJECT—Application September 2, 1955—Syncro-Flame Combination Gas Oil Burner, Models SF 10E, 20E, 30E, 40E, 60E, 80E, 100E; Gas Burner Models SF 10EG, 20EG, 30EG, 40EG, 60EG, 80EG, 100EG, SF150, 300, 400 and Oil Burner Models, SF10EO, 20EO, 30EO, 40EO, 60EO, 80EO and 100EO.

32-56-SA

APPLICANT—Philan, Inc., agent, for Columbus Coated Fabrics Corp., owner.

SUBJECT—Application January 3, 1956—Guard Vinyl Wall Covering.

862-54-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner.

SUBJECT—Application November 8, 1954—Bennett Pumping Unit, Model 70 and Bennett Island Dispensers, Models 952, 953, 962, 963, 972, 973, 982, 983 and 74-RL, 749-RC.

383-56-SM

APPLICANT—Greenline Metal Products, Inc., owner.

SUBJECT—Application May 10, 1956—Greenline Emergency Release (lock release) Model F-2.

389-52-SM—Vol. II

APPLICANT—Tectum Corporation, owner.

SUBJECT—Application for consideration—reopened January 4, 1955 for amendment to consider additional roof plank and tile, Models P-200, P-250, P-300, T-200-32, T-250-32, T-300-32 and T-300-48—re Tectum Roof Plank (incombustible) Models A-2 and A-3; previously approved.

984-54-SM

APPLICANT—Inland Steel Products Company, owner.

SUBJECT—Application for consideration—reopened March 13, 1956 for amendment to resolution as to additional sections of Celluflor and the use of this material as a component part of a three hour floor construction—re Celluflor (cellular steel oor panels); previously approved.

52-56-SA

APPLICANT—Acme National Sales Company, Inc., owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional gas range Model RO-5G—re Acme Refrigerator-Range (gas fired), Model RG5F; previously approved.

360-50-SA

APPLICANT—ABC Oil Burner, owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade names, Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB-55A—re Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A,

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P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55. The Hess Company, Hess Oil Burner, Model 55. Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55. Utica Radiator Corporation, Utica Oil Burner, Model 55. Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ. The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timken Silent Automatic Divisions of Timken Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Models 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company, under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A, Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 38M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

1105-48-SA

APPLICANT—ABC Oil Burner, Corp., owner.
SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade name of U. S. Solar Flame Oil Burner. Model 52A—re Cities Service Oil Burner Model CS 52A, Luxaire Oil Burner Model 52A, Moncrief Oil Burner Model 52A, Kalamazoo Oil Burner Model 52A, Meyer Oil Burner Model 52A, Dowagiac Oil Burner Model 52A, Comforts Zone Oil Burner Model 52A, Solar Flame Oil Burner Model 2, Liebhich Oil Burner 2L6 and Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner Model 52A, Kleen-Heet Oil Burner Model 77A, Norge Oil Burner Model COB-12 Burnham Oil Burner Model 52A, International Economy Oil Burner, Silent Automatic Models OCE-14, OCE-25 and OCE-35, Crane Line Oil Burner Models 4872, 4888, 7872 and 7888, Jackson and Church Poweroil Model JC-52A and the Armstrong Oil Burner Model D-6-1 and C-6-2 and Silent Automatic Oil Burner Models 14-COA, 25-COA and 35-COA; previously approved.

72-52-SA

APPLICANT—J. A. Flynn for Todd Shipyards Corp., owner (Combustion Eq. Div.).
SUBJECT—Application for consideration—reopened October 4, 1955 for amendment to resolution as to additional models and sizes of Todd Oil Burners, Models BPMAH, BPAM, PAH, BPA, BA and B—Re Todd Rotary Oil Burners, Types PAVL and PAVH; previously approved.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.
SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.
PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

620-56-A

APPLICANT—Joseph E. Herman, Borough Superintendent.
OWNER OF PREMISES—Cinetech Co., Inc.
SUBJECT—Application September 18, 1956—Revocation of Certificate of Occupancy 46038 issued re Alt. 1560-51.
PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. 2½ in. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

965-54-A

APPLICANT—Willam J. Griffin and John J. Carroll, for Vito Cosentino, owner.
SUBJECT—Application December 21, 1954—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—4609 8th avenue, east side, 60 ft. 2 in. south of 46th street, Block 760, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 20, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.
SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.
PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.
Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.
SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.
PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).
SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.
PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.
Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

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SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

100-47-BZ

APPLICANT—Robert Wallis, owner.

SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the extension to existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

519-56-A

APPLICANT—Gabriel Nathan, for Wallis, owner.

SUBJECT—Application June 26, 1956—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 171(1) and 172 (1) of the Multiple Dwelling Law re height, bulk and legal yard required at rear.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

810-26-BZ—Vol. III

APPLICANT—H. M. Karson, for Duncan-Church Company, Inc., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use district proposed extension of existing building and change of use from glass and toy manufacture and paper storage to factory use for ironing and pressing of laundry.

PREMISES AFFECTED—2376-2390 McDonald avenue and 33-49 Village road South, northwest corner, Block 7146, Lots 49 and 50, Borough of Brooklyn.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

544-55-BZ—Vol. IV

APPLICANT—Siegel and Green, for All States Holding Corp., owner.

SUBJECT—Application reopened July 26, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence

use district, proposed use as offices and showroom, of a 5 story building of class 1 constructional required stairs not on same lot.

PREMISES AFFECTED—418-422 54th street, south side, 294 ft. east of 1st avenue, Block 1365, part of Lot 13, Borough of Manhattan.

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles and sale of new and used cars.

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant, bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-82 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—reframe building, business use.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).

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SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.
PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

247-56-BZ

APPLICANT—J. Berman, for John and Irene Steven, owners.

SUBJECT—Application March 21, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.

PREMISES AFFECTED—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.

255-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, parking and storage of motor vehicles, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan.

297-56-BZ

APPLICANT—Julius S. Rapson, for Nicholas J. Stravino, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.

PREMISES AFFECTED—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.

492-56-BZ

APPLICANT—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.

PREMISES AFFECTED—3400-3408 Baychester avenue and 2001-2021 Tillotsen avenue, northeast corner and

3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 20, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon November 20, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

668-55-A

APPLICANT—Hurley and Hughes, for Chase Manhattan Bank, owner.

SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 27, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 27, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

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Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic) minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 27, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.

PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 4, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the

Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building; then

Laid over from October 23, 1956, to December 4, 1956, for further consideration as to school proposed for adjacent block.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision; then to December 4, 1956, at the request of the applicant.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956, pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 9, 1956, were approved as printed in the Bulletin of October 16, 1956, Vol. 41, No. 42.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re decision of the borough superintendent under section 7c of the zoning resolution, to permit in a business use district, the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 622-56-A; hearing closed.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 486-25-BZ, Vol. II; hearing closed.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A(j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and David L. Kaltman.

For Opposition: William L. Rosan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for inspection and decision; hearing closed.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent re—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and David L. Kaltman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 212-27-BZ, Vol. II; hearing closed.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district, the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 30, 1956, at 10 A. M. for further consideration by the Board; hearing previously closed.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district, the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service (previously denied by the Board under Sec. 21 of the Zoning Resolution).

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, at 10 A. M. for further consideration and decision; hearing previously closed.

115-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Iovine, owner.

SUBJECT—Application reopened July 8, 1952 as Vol II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a

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business use district, the proposed change of occupancy from office, storage of roofer's materials and equipment, office, lunch room, automobile wrecking yard, parking and storage of more than 5 cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas.

PREMISES AFFECTED—5283-5291 Kings highway, east side, 60 ft. 9¾ in. north of Preston court, Block 7949, Lots 20 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Ralph Iovine.

For Opposition: Mrs. E. Samarelli.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, at 10 A. M. for inspection and decision; hearing closed.

255-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Costango Ramieri, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia place, east side, 248 ft. north of State street and 26-28 Willow street, Block 259, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Eugene H. Zimmerman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. at the request of an objector; no further requests for adjournment considered.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause and Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956, as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, accessory car washing and the parking of cars awaiting service.

PREMISES—1102-1110 Metcalf avenue and 1661-1669 Watson avenue, northeast corner, Block 3747, Lot 88 Borough of The Bronx.

APPEARANCES—

For Applicant: C. A. Buckley, Jr.

For Opposition: A. D. Levy, Frances Wananda, Jennie Martino, V. Carraturo, Louise Rafter, Louise Haller, Frank Cavallo, Charles Mallin, Maria Delonardis, Maria Schuoldi, Anna Mucci, C. Pannisi, J. Dedeian, I. Puiatti, M. Marero, A. Maurimio, Anna Fanzillo, Vincent Bitondo, Carmelo Movia, Nicola Giuliano and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to October 30, 1956, at 10 A. M. for further consideration and decision; hearing previously closed.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles

on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Hasley street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman, Morris Dolgin, Israel M. Dolgin and Harry Robbins.

For Opposition: Virginia Foeman, F. A. Beckles, Samuel D. Quarterman, Arthur C. Johnson, Zenobia Dixon, Lillian L. Wood, Mrs. Edmond Purois, Mrs. C. L. D. Ferguson, Helen Butts, Sarah A. Smith, Ruth and Albert Leach, Gladys Duggins, Hettie Daniels, Essie M. Quarterman, Zapa Brinkley, Della McKoy, Fred L. Johnson, James and Florence McCrutchon and Philip Cohen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 758-53-A—Vol. II; hearing closed.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey Street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman, Morris Dolgin, Israel M. Dolgin and Harry Robbins.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. No. 757-53-BZ, Vol. II; hearing closed.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—(decision of the borough superintendent) under section 7c, 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot which is located in a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street, 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66, inclusive and part of Lot 7. Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, at 10 A. M. at the request of applicant to file further revised plans and new decision of the borough superintendent.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station,

MINUTES

lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Kraushaar.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for further consideration as to school proposed for adjacent block; hearing previously closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Jack Stillman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. at the request of the applicant; hearing previously closed.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G. H. N. B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and G. Price.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 30, 1956, at 10 A. M. for revised plans showing parking spaces and also a second means of exit; hearing previously closed.

1008-55-BZ

APPLICANT—Thomas R. Sullivan, for Milton Jaeger, owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i, 7e and 7h of the zoning resolution, to permit in a retail and local retail use district, the proposed erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools only, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1252 Forest avenue and 444 Jewett avenue, southwest corner, Block 388, Lot 54, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Thomas R. Sullivan.

For Opposition: B. Franklin Spencer and W. Thorn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be determined, for inspection and decision; hearing closed.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, William Schwartz and Gerald Levy.

For Opposition: John Hornung, Matthew R. Dwyer and Francis J. McCaffrey.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, William Schwartz and Gerald Levy.

For Opposition: John Hornung, Francis J. McCaffrey and Matthew R. Dwyer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—(decision of the borough superintendent) under sections 7b, 7c, 7e, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street, and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Jerrolde Lloyd May.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

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ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. at the request of an objector; no further requests for adjournment considered.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the conversion of a one-family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Nathan Lewis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, at 10 A. M. for inspection and decision; hearing closed.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—(decision of the borough superintendent under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises for Bachelor apartments to photographers' studios, to occupy more than 65% of the lot in the B area portion and more than 55% of the lot in the D area portion.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

APPEARANCES—

For Applicant: J. Casale.

For Opposition: Leon Weill.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 7, 1956, at 10 A. M. at the request of an objector's representative; no further request for adjournment considered.

512-54-BZ

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district, a storage garage for more than 5 motor vehicles, wherein gasoline and oil are sold, located opposite a public park more than ½ acre in area, between two intersecting streets.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30.2 ft. south of Front street, Blocks 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Fischer.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn; applicant to file an administrative appeal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

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914-50-BZ—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman, Joseph B. Lynch and Jacob I. Isaacs.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

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THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 26, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; 70th drive, 71st avenue and Metropolitan avenue are in residence and retail use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1956 acting on N. B. Applic. 327-56, reads:

"1. The erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service in a Retail Use District is contrary to Art. II Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 120.91 ft. in depth, presently vacant; that it is proposed to erect a gasoline service station, lubritorium, auto laundry, parking of motor vehicles awaiting service, for a term of fifteen years; and

WHEREAS, the applicant states that the plot, now vacant, is known as lot No. 1 in block 3900; that this parcel was part of a larger plot covering the entire block front on the south side of Metropolitan avenue between 71st avenue and 71st road; that the plot was reapportioned by the assessor's office into lot No. 1 for this application and lot No. 6 for the adjoining parcel on the corner of 71st road; that while both parcels are under the same ownership, this application for the gas station is solely for lot No. 1 and there will be no application to use lot No. 6 for the same purpose; that Esso Standard Oil company have entered into a long term lease for the operation of a gas station at this location and is contingent upon a variance from the Board; that the present owners purchased this parcel together with the parcel now known as lot No. 6 on May 7, 1956; that prior to the purchase a conditional contract was entered into with Messrs. Soviero and Wall, who had acquired the property during April, 1955; that a considerable sum of money was paid for the conditional contract and the grantor or seller refused to extend the time until the application could be acted upon by the Board; that rather than lose the huge part-payment on the contract the present owners elected to acquire title to the property as aforementioned; that an administrative appeal is being filed in conjunction with this application under the General City Law, Section 35, inasmuch as part of the plot under consideration is in the bed of Metropolitan avenue under the plan of the City to widen this

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street to 100 ft.; that the proposed widening on the south side of Metropolitan avenue is about 26 ft. and the final map (Map No. 44) was approved by the borough president's office on July 2, 1914; that however, the city has not vested title and at the present time there are no proceedings pending; that the present application does not contravene sections 7A and 21A of the zoning resolution; and

WHEREAS, the applicant states that the zoning maps on July 25, 1916 show that the plot under consideration was zoned for business use for a distance of 100 ft. parallel to Metropolitan avenue, with the balance of the block to Union turnpike zoned for residence use; that the premises are now included within a retail use district, D area district and class 1 height district; that the rezoning from business to retail use was effective May 18, 1953 in accordance with city planning amendment No. 9758; that present zoning maps show Metropolitan avenue as being 100 ft. wide and the retail use district extending 100 ft. deep parallel to said avenue; that physical Metropolitan avenue is open to a width of 65 ft.; that however with the proposed widening on both the north and south sides as provided in map No. 44 as adopted July 2, 1914, the legal width of Metropolitan avenue is 100 ft., and accordingly the plot in question is located entirely in a retail use zone, abutting retail zone on the east and abutting residence use on the south; and

WHEREAS, the applicant further states that existing conditions indicate the plot is vacant and is substantially level with the grades of the surrounding streets; that proposed conditions provide for the erection of a modern three-bay service station accessory building finished with face brick and porcelain enamel trim for use as an office and sales room, rest rooms, a combination heater and storage room, and three service bays for auto lubrication, non-automatic car wash, minor repairs and adjustments with hand tools only; that the building has an area of about 1,800 sq. ft. and will occupy approximately 15% of the entire parcel; that it will be set back 18 ft. from the adjoining residence use on the south and will have an interior side yard of 14 ft.; that interior lot line fences consisting of 4 ft. 6 in. high chain link fence on a 1 ft. high masonry base, for a total height of 5 ft. 6 in., will be provided; that a similar fence will be returned along the building line of 71st avenue for a distance of 50 ft.; that twelve 550 gallon gasoline tanks will be installed together with four dispensing pumps, on one concrete pump island; that the pumps will be of the low approved type, set back to the proposed building line, or an approximate distance of 26 ft. from the present building line; that one 550 gallon fuel oil tank in connection with an approved type Gilbert & Barker ceiling suspended furnace will be installed; that suitable planted area will be provided to the rear of the building in the aforementioned 18 ft. distance which will act as a buffer for the adjoining residence on 71st avenue; that the planted area will also be provided along a portion of 71st avenue; that the yard area will be paved with asphaltic concrete; that one Esso brand sign on a post standard will be erected near the intersection on a 5 ft. by 5 ft. by 1 ft. high segmental concrete block; that new concrete sidewalks and ramps will be constructed on Metropolitan avenue and the present ribbon sidewalk south of the proposed new concrete ramp on 71st avenue will be repaired as required; that there will be two 30 ft. curb cuts on Metropolitan avenue and one 20 ft. curb cut within the first 25 ft. on 71st avenue; that no curb cut will be within 5 ft. of any lot or street line as extended; and

WHEREAS, the applicant contends that the plot in question differs from Vol. I of this application, namely Cal. Nos. 914-50-BZ, Vol. I and 915-50-A, Vol. I, in both zoning and general city law No. 35, in that the parcel involved covers only one half of the block front (100 ft. by 120 ft.) instead of the entire block frontage of 200 ft. on which it was proposed to erect a supermarket with customer parking; that the supermarket as proposed was in excess of the zoning law area requirements; that the proposed building will occupy about 15% of the plot, while the supermarket would have occupied almost the entire plot from the pro-

posed street line; that in addition to Cal. Nos. 914-50-BZ and 915-50-A, applications known as Cal. Nos. 912-50-BZ and 913-50-A were filed simultaneously for the same owner at that time (Queens Equity Realty Corp.); that the latter two applications covered the block front on the south side of Metropolitan avenue between 71st avenue and 70th drive; that all four applications were withdrawn after public hearing on September 18, 1951; that at the present time the block front on the south side of Metropolitan avenue between 71st avenue and 70th drive, previously applied for under Cal. No. 912-50-BZ, is being used by Carvel for customer parking and the sale of ice cream, etc.; that in block 3895 on lot 37, located at the southwest corner of Metropolitan avenue and 70th drive, there is a gas station; and

WHEREAS, the applicant further contends that section 7, subdivisions f and i provides that the Board may, in appropriate cases, after public hearing and notice and subject to appropriate conditions and safeguards, determine and vary the application of the use district regulations herein established, in harmony with their general purpose and intent; that under section 7, subdivision f wherein the premises in question are located in a retail use district and the provisions of section 21-A do not apply, it is felt that this is an appropriate case for the Board to determine and vary the application of the use district regulations for a term of fifteen years inasmuch as the site is located on Metropolitan avenue which is an important traffic artery running easterly generally from the East river in the Borough of Brooklyn to Jamaica; that the neighborhood is substantially built up with stores in the business section and small homes in the residential sections; that the small dwellings with detached garages along 71st avenue were presumably erected during the late "twenties"; that the present owner will be subject to a continued hardship and will be prevented from erecting a conforming use wherein the structure would front on the building line because of the proposed widening line which, if actually established, would take about 2700 sq. ft. from the parcel; that this probably accounts for the fact that this parcel, including the adjoining parcel at the corner of 71st road and the parcel occupied by Carvel between 71st avenue and 70th drive, were never developed in modern times; that this parcel and including the adjoining parcel at 71st road, until recently had been owned by the same family since 1912, and that the Board of Estimate as of July 1914 adopted a proposed widening line extending across the front of the parcel in question of about 27 ft. inside the present southerly street line of Metropolitan avenue; that the proposed widening line, if actually established, would thus take from the owner a strip along Metropolitan avenue with an area of approximately 22% of the entire parcel; that the erection of a modern servicer with driveways in the front would remove the serious hardship to which the owners of this parcel are subjected because of the proposed street widening line cutting across the front of their property, about which widening the city has done nothing down to the present time and has nothing contemplated; that in addition there is no economic demand for use of the subject premises for development with a use permitted in a retail use district such as residences, light manufacturing and/or additional stores, but there is an economic demand for use of the plot as a gas station; that Metropolitan avenue is a heavily travelled thoroughfare which sustains a substantial volume of transient traffic; that request is also made to permit minor auto repairs and adjustments with hand tools only as this type of work is essential to the proper operation of a modern servicer; that a granting of a variance would not adversely affect any adjoining property owner; that a modern gas station at this point would be desirable for neighborhood use inasmuch as the surrounding residence property is built up with small homes and individual garages; and

WHEREAS, the applicant states that the present owners have held title to the property since May 7, 1956 and that the assessed valuation of land is \$14,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee

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recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years to permit the occupancy as proposed as a gasoline service station and accessory uses and as indicated on plans filed with this application marked "Received May 31, 1956", 5 sheets, *on condition* that any buildings or structures now on the premises shall be removed and the premises shall be graded substantially to the grade of Metropolitan Avenue and 71st Avenue (Continental Avenue); that the premises shall be arranged and constructed as indicated on such plans; that the accessory building shall be of the arrangement and design as indicated except that the toilet rooms shall be arranged so that the doors thereto shall not be contiguous; that there shall be no cellar under the accessory building; that the accessory building shall be faced on all sides with face brick; that pumps shall be of a low approved type and erected not nearer than 26 ft. from the present building line of Metropolitan Avenue, as shown; that the gasoline storage tanks shall not exceed twelve 550 gallon approved storage tanks; that along the interior lot lines to the east, south and west for a distance of 50 ft. there shall be erected on a masonry base a woven wire fence of the chain link type, to a total height of not less than five feet six inches; that such fence on the rear line shall be so located as not to disturb or interfere with the growth of the existing hedge on the lot line of Lot No. 115; that such planting areas shall be maintained as indicated to the rear and west side of the accessory building; that such areas shall be planted with suitable planting material of the shrubbery type and shall be protected with concrete curbing not less than 8 in. in height and 6 in. in width; that curb cuts shall be restricted to two curb cuts to Metropolitan Avenue not over 30 ft. in width and one curb cut to 71st (Continental) Avenue not over 20 ft. in width within the first 25 ft. of the intersection of the present building line of Metropolitan Avenue; that the portion of the plot proposed for street widening may be used as hereinabove permitted and an application shall be resubmitted to the Board for amendment in the event that the portion proposed for street widening is condemned for that purpose; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection of one post standard within the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of Metropolitan Avenue for a distance of not over 4 ft.; that at such intersection there shall be erected a block of concrete extending for a distance of not less than 5 ft. along either building line from the intersection and not less than 12 in. in height; that for a similar term there may also be permitted the parking of motor vehicles awaiting service provided such motor vehicles are parked in a portion of the area of the plot where they will not interfere with the servicing of the station; that under Section 7i there may be, for a similar term, minor repairing for adjustments with hand tools only maintained solely with the accessory building; that where not occupied by accessory building and pumps and planting the premises shall be surfaced with concrete or asphaltic pavement; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

915-50-A—Vol. II

APPLICANT—Samuel Miller, for S. Jules Lakin and Malcolm L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. II—filed pursuant to section 35, of the General City Law re premises in bed of proposed widening of Metropolitan avenue.

PREMISES AFFECTED—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman, Joseph B. Lynch and Jacob I. Isaacs.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 24, 1956 on N.B. Applic. 327-56 reads:

"2. No construction permitted in the bed of mapped streets without permission of the Board of Standards and Appeals. Section 35 General City Law."

and

WHEREAS, the applicant states the premises consist of a lot 100 ft. front by 120.91 ft. in depth, in a retail use, B area, class one height district, now vacant, upon which it is proposed to erect a one story 14 ft. high, class 3 constructed building, 61 ft. front by 30 ft. in depth, and to use the premises as a gasoline service station, lubritorium, auto laundry, minor automobile repairs with hand tools, and the parking of motor vehicles awaiting service; and

WHEREAS, the applicant states that portions of the premises are located within the proposed widening line of Metropolitan Avenue; that although this proposed widening has been shown on the City Map for approximately 24 years, no steps have been taken by the City to acquire title to the property needed for the widening; and

WHEREAS, the applicant states that no substantial structure will be placed within the proposed street widening area; that the owner proposes to erect a brand sign along the frontage of the street at the present building line advertising only the brand of gasoline on sale; that the only other improvements within the proposed street widening are a portion of the fence along the easterly lot line, the curbs, sidewalks and driveways; the gasoline dispensing pumps will be located along the future building line; and

WHEREAS, the applicant states that if the street is widened, the signs, the fence and the curb cuts and driveways will be removed and the pumps re-located an adequate distance from the new street line and all of this work will be done at the expense of the owner or operator and will not be considered as an element of any claim to be urged in the condemnation proceeding; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on N. B. App. 327-56, Objection No. 2 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the portion of the premises within the bed of the mapped street, as required, to be maintained as permitted under resolution adopted this day under Cal. No. 914-50-BZ—Vol. II.

969-54-BZ

APPLICANT—Irving P. Marks, for Evlaw Realty Corp., owner.

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SUBJECT—Application reopened January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of East 108th street, Block 8235, Lots 10 and part of Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks and Philip Davis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was restored to docket January 10, 1956, previously dismissed for lack of prosecution on November 29, 1955; and

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to October 2, 1956, for further consideration, and for applicant to furnish additional information as to upland property and marginal street; then to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, A area, class 1½ height district; Flatlands avenue and East 108th Street are in business and residence use, A area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 16, 1956, acting on N. B. Applic. 1527-54, reads:

"1. Premises located on a marginal street comes within jurisdiction of Department of Marine and Aviation.

2. Proposed gasoline service station, lubritorium and office in a Business use zone is contrary to Article II, Section 4a, subsection 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 98 ft. frontage by 120 ft. in depth, irregular, now vacant; that it is proposed to erect and maintain a gasoline service station, lubritorium, motor vehicle repair shop, office and accessories store, with curb cuts more than the permitted width as relates to the total frontage of the property; that the plot is at present vacant and is sub-standard for consideration other than as contemplated by this application; and

WHEREAS, the applicant contends that the plot is located in a business use district and is unsuited for residential construction; that Flatlands avenue is a main thoroughfare and is used both by private cars and commercial traffic and a gas station on the subject premises would serve a useful and practical purpose for the use of the community and general public; that this property cannot support a conforming use that would cover expenses, let alone show a profit, since Flatlands avenue is a principal artery of traffic; that the City has completed making this section of Flatlands avenue a 100 ft. wide street with a 6 ft. mall divider of east and west traffic; that one of the main reasons for construction of the 6 ft. mall was to prevent the tenants of the Breucklen housing project, which is partially opposite the subject site, from crossing heavily trafficked Flatlands avenue; that this type of highway construction, plus the fact that the housing project has several shopping centers within the development itself, makes it absolutely impossible for the property in question to serve a conforming use; that also in the immediate vicinity of this property, the Seaview housing development, the Bayview housing development and the substantial construction operations in one family and other homes will develop the immediate sur-

rounding areas as a new residential community, and the proposed gas station will aid in serving many thousands of new families moving into the area; that therefore, the only utilization for some equitable return of investment would be the proposed gas station; and

WHEREAS, the applicant states that the premises in question consists of an irregular plot with frontage on Flatlands avenue of 48 ft. and a depth of 120 ft.; that the present owner took title to this property in February 1950, at which time the land in question was zoned as undetermined; that at time of purchase there had been a permit issued for the construction of a gas station at the proposed site; that upon checking with the Title Guarantee and Trust Company the owner was informed that this land was considered "under-water land" and therefore was uninsurable; that after 2 or 3 years of negotiation with the City, it eventually culminated by the Board of Estimate approving a resolution declaring that the 48 ft., out of a 340 ft. plot, is "upland"; that it wasn't until 1½ years of further research, that the title company indicated their willingness to insure this plot; and

WHEREAS, the applicant further contends that the property in question has been enlarged so as to add an additional 50 ft. fronting on Flatlands avenue and extending irregularly from 30 to 40 ft. contiguous to the subject property; that by the addition of the contiguous 50 ft. frontage, the property will be properly utilized so as to provide additional parking area, means of access to the property for the purposes of obtaining gas and servicing; and

WHEREAS, the applicant states that original plans No. 2687B were filed and approved for construction before the change of zone, plans submitted May 6, 1955; that the subsequent change of zoning with the consequent prohibition of fulfillment of the contract for the erection of the gas station, without fault on his part, will necessarily result in an intentional and involuntary breach of contract unless relief is granted by this application; that the proposed building will be highly modern in design, with landscaping in the rear of the plot and will thereby improve the appearance of the community by developing an open, unsightly piece of land which as it now exists is an eyesore, since it is presently illegally being used as a dumping ground; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1950 and that the assessed valuation of land is \$100; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, in the opinion of the Board, from advices received, the premises are under the jurisdiction of the Department of Buildings; and

WHEREAS, the Board found this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on revised plans marked "Received June 27, 1955", two sheets, "July 5, 1955", 2 sheets, and "May 17, 1956", one sheet, *on condition* that all existing uses on the premises shall be removed and the premises shall be levelled substantially to the grade of Flatlands avenue and shall be constructed and arranged as indicated on revised plans marked "Received July 5, 1955", 2 sheets, and "June 27, 1955" two sheets; that the accessory building shall be faced with face brick and shall be arranged as proposed and without cellar; that additional toilet facilities shall be furnished so that there shall be one for each sex; that pumps shall be of a low approved type and erected

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not nearer than 15 ft. from the street building line of Flatlands Avenue; that along the lot line to the south and north there shall be erected, on a masonry base, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that the foundation for such wall shall be constructed in accordance with the requirements of the Building Department; that curb cuts shall be restricted to three curb cuts each 20 ft. in width, where shown, with no portion of any curb cut nearer than 5 ft. to a side lot line as prolonged; that within the premises there may be erected one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such sign shall be toward the center or toward the south end of the premises; that under Section 7i there may be minor repairing for adjustments with hand tools only maintained solely within the accessory building for a similar term; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the post standard hereinbefore permitted; that the sidewalk and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that all permits shall be obtained and all work completed and a certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filonio, owner.

SUBJECT—Application September 30, 1955—decision of the borough superintendent) under sections 7c, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for further consideration after applicant has filed more complete plans giving grades and showing the treatment of the premises in view of the grades and any retaining walls that may be necessary; then to October 2, 1956, at the request of the applicant to file further revised plans and other information requested by the Board at the meeting of July 24, 1956; hearing previously closed; then to October 23, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, C area, class 1 height districts; Boston road and Baychester avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1956 acting on N. B. Applic. 1575-55, reads:

"1. On a premises located partly in business and partly in residence the proposed gasoline service station, car wash, lubritorium, stock room, sales room and

minor auto repairs (hand tools) is contrary to Sect. 4 & Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.15 ft. frontage by 179.19 ft. in depth, irregular, now vacant; that it is proposed to construct a modern gasoline service station with accessory uses of lubritorium, car wash, office and salesroom for the storage and sale of automobile accessories and minor auto repairs; that the accessory building will be located at the rear of that portion of the plot which lies within the business use district; that actually no part of the proposed building or uses will extend into the residential district so that the residential portion of the plot will act as a buffer zone between the station and the residential area to the north of the site; that it is also proposed to construct an appropriate type fence dividing the two portions of the plot, should the Board so deem it necessary; that however, since adjoining lot No. 16 to the north of the site is now and always has been vacant, the distance between the nearest point of the gas station and the nearest built upon property to the north will be over 143 ft.; and

WHEREAS, the applicant states that the subject plot has a frontage of 100.15 ft. on Boston road by an irregular depth of 183.41 ft. along its western lot line on Baychester avenue and 179.19 ft. along its eastern lot line; that the plot is situated in a business and residential use, C area, class 1 height district; that Boston road to a depth of 100 ft. is in a business use district and the area to the rear is in a residential district; that as of July 25, 1916 the plot was located entirely in a residence district; that this designation was changed on January 20, 1927 to a business use for 100 ft. in depth along Boston road, its present designation; that the present area and height designations relate back to 1916 without change; and

WHEREAS, the applicant further states that most of the property in this locality consists of vacant lots; that block 4894 adjacent to the site on the west is entirely vacant except for lots 22 and 23 located on the far northwest corner of the block; that the adjacent block to the east of the site, No. 4896, is also vacant with the exception of lots 10 and 20 and well over 65% of the remaining lots within the affected area are vacant; that because of this undeveloped condition within the area and the general character of the neighborhood, especially along Boston road at this point, there is no economic demand at this time for the development of the site for any conforming use; and

WHEREAS, the applicant contends that the dispensing pumps will be located on the front of the plot, facing on Boston road; that this point will be the center of activity within the station and so will be well removed from any residential properties which might be affected by the operation of the station; that the operation of the proposed station will certainly not increase the nuisance from smoke, noise and odors which already exist on Boston road by reason of the heavy flow of traffic on that highway; that the proposed service station will fill a public need; that Boston road is a very heavily trafficked highway and it is the main thoroughfare for auto trucks to and from New England as well as the cities of Westchester county which lie along the shores of Long Island sound; that Baychester avenue is an important intersection which connects Boston road with northern Bronx and lower Westchester; that automobile traffic along Baychester avenue will increase immensely in the near future with the opening of the New England thruway; that the site is located three blocks from the thruway; that a grant of this application for a term of years, until such time as the character of the neighborhood changes, will therefore be in harmony with the general purposes and intent of the zoning resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since December 13, 1954 and that the assessed valuation of land is \$14,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and also the plans have been studied as last submitted on October 17, 1956

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and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit that portion of Lot No. 6 located wholly within the business use district to be maintained as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received September 30, 1955", one sheet, and "October 17, 1956", 3 sheets, *on condition* that the premises shall be levelled substantially to the grade of Boston Road with due consideration for the grading and shedding of water; that there shall be erected as may be required at the north end a retaining wall and along Baychester Avenue for a distance of approximately sixty feet; that on such retaining wall at the Baychester Avenue building line and the rear line of this gasoline service station plot and on the easterly line there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, with suitable terminating posts; that the accessory building shall be located substantially where shown and for the use as indicated and of the design as shown on such plans; that the accessory building shall be faced on the front and two sides with face brick but may be faced with common brick at the rear; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Boston Road; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to two curb cuts to Boston Road each 30 ft. in width, where shown, and one within the first 25 ft. from the intersection not over 20 ft. in width; that at the intersection there shall be erected and maintained a block of concrete extending for a distance of not less than 5 ft. along either street line from the intersection and not less than 12 in. in height; that the premises where not occupied by accessory buildings and walls and pumps shall be paved with concrete or asphaltic pavement; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing for adjustments only maintained within the accessory building and with hand tools only; that signs shall be restricted to permanent signs attached to the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection within the building line at the intersection of Baychester Avenue and Boston Road of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend over the building line for a distance of not more than 4 ft.; that the doors to the toilet rooms shall be relocated so as not to be contiguous; that there shall be no cellar; that all permits shall be obtained and work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

829-55-BZ

APPLICANT—Kitzler and Nurick, for George Braun, owner.

SUBJECT—Application October 24, 1955—re (decision of the borough superintendent) under sections 7a, 7e and 21 of the zoning resolution, to permit in a residence use district, a proposed extension of an existing office and carpet cleaning plant by new building built as an extension to an existing garage is contrary to resolution of Board of Standards and Appeals 239-30-BZ further premises is located in a residence use district and use of same for storage of rugs and carpets in conjunction with rug

cleaning plant is contrary to section 3 of zoning resolution.

PREMISES AFFECTED—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Charles Struckler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 224th street are in a residence use, E-1 area, class ½ height district; 96th avenue is in unrestricted and residence use, B area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 4, 1955 acting on N. B. Applic. 4248-55, reads:

"1. Proposed extension of existing office and carpet cleaning plant by new building built as an extension to existing garage is contrary to resolution of the Board of Standards and Appeals 239-1930 B.Z. further premises is located in a residence use district and use of same for storage for rugs and carpets in conjunction with rug cleaning plant is contrary to Sec. 3 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 89.2 ft. frontage by 100 ft. in depth, irregular, occupied by drying platforms for rugs and carpets; that it is proposed to maintain these drying platforms and to erect a one story, class 3 constructed building, 30 ft. by 40 ft. in area, to be used for storage of carpets and rugs in conjunction with the carpet cleaning located in the business use district and in existence since 1926 on adjoining lot No. 19; and

WHEREAS, the applicant states that lot No. 19 is developed with a one story building used for offices and carpet cleaning, erected in 1926 when 95th avenue (Howell street) was in an unrestricted use district; that in 1930, this building was extended to the end of the lot under Cal. No. 239-30-BZ, with a one story extension, 16 ft. by 40 ft.; that on the same lot there also exists a garage, erected under N. B. Applic. No. 14722-25 for two commercial vehicles and one pleasure car; that lot 24, directly in the rear of the carpet cleaning plant, has been occupied with wood platforms of various sizes for the purpose of drying the cleaned carpets and rugs by exposure to the sun; that it is proposed to remove some of these platforms which have been in existence since 1934 and to erect the one story building for storage purposes, where carpets brought to be cleaned and carpets already cleaned, may be stored; and

WHEREAS, the applicant contends that this storage building will have a driveway through the gate in the existing fence on 96th avenue; that in inclement weather it is proposed to deliver the rugs through the garage on 95th avenue; that there will be a fireproof self-closing door between the garage and the new building; that these properties have always been in the same family ownership and operation; that the southerly side of 96th avenue, opposite the site, from 222nd street to 224th street is in an unrestricted use district and is occupied by factories and storage yards for various materials; that the northerly side of 96th avenue west of the site is occupied by one family dwellings and garages and east of the site, vacant lot No. 23, under the

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same ownership as lots 19 and 24; that the neighborhood will not be affected by this new building as conditions will practically remain the same, and the neighborhood does not warrant a conforming use; that this use was established when the zoning was unrestricted and has continued and prospered to date, so that this new building which is to be used for storage purposes only, is an absolute necessity for its continued existence and growth; and

WHEREAS, the applicant states that the present owner has held title to the property since May 1, 1934; that the assessed valuation of land is \$2,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted as an extension of an existing use on Lot 19 to Lot 24; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of use on Lot 19 to Lot 24 as proposed and as indicated on plans filed with this application marked "Received October 24, 1955", 4 sheets, *on condition* that the building and occupancy shall comply with all laws and rules applicable thereto; that the door proposed may be constructed in the existing garage for access to Lot 19; that such fire fighting equipment shall be installed in the building on Lot 19 and proposed on Lot 24 as the Fire Commissioner shall require; and that all permits shall be obtained and work completed within six months from the date of this amended resolution and that a new certificate of occupancy obtained.

958-55-BZ

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the installation of a motor vehicle repair shop in a 1 story extension to a 4 story multiple dwelling, encroaching on the rear yard of the multiple dwelling.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb and Gerald Levy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and First avenue are in a business use, B area, class 1½ height district; East 119th street is in business and residence use, B area, class 1½ height district; East 119th street is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 2, 1955 acting on Alt. Applic. 779-55, reads:

"A1. The installation of a Motor Vehicle Shop on the 1st story contrary to Sec. 60 of the M. D. Law & Art. II Sec. 4 and subd. 15 of the Zoning Resolution."
and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. 2 in. frontage by 100 ft. in depth on which was erected, in about 1895, a four story old law tenement 60 ft. deep; that in 1936 a one story, class 3 building was erected in the 40 ft. rear yard under Alt. Applic. No. 1553-36 and used as storage and office under certificate of occupancy No. 21678-36; that it is proposed to legalize the use of motor vehicle repairing in the one story extension to a four story multiple dwelling; and

WHEREAS, the applicant states that in February, 1938 a 19 ft. curb cut application was filed (D. C. Applic. 18-38) and the use of the space was listed as junk shop and rag storage; that the zone at that time was unrestricted; that on May 28, 1938 the entire zone was changed from unrestricted, 1½, B, to business, 1½, B; and

WHEREAS, the applicant contends that in the early part of 1953 the present tenants rented the premises and began to use it as a two car motor vehicle repair shop; that this use has continued until the present time and the tenants now wish to legalize this use; that this application is filed to permit the use of the 25 ft. by 40 ft. extension, now on separate lot 124, as a motor vehicle repair shop, using hand tools only, for a term of five years; that by subdividing the lot the motor vehicle repair shop is now no longer connected to the apartment house; that an "A" application is being filed to accept the permanent easement as legal ventilation for the rear of the apartment house windows above the one story motor vehicle repair shop; that the character of the neighborhood would not be changed by the use of the premises as proposed as there is only room for two automobiles in the place and the work is performed by hand tools only; that no work is performed in the street; that the shop fills a need in the neighborhood as they are quite busy repairing motors and ignition for most of the car owners on the street and in the immediate vicinity; and

WHEREAS, the applicant states that the present owner has held title to the property since April 25, 1942; that the assessed valuation of land is \$12,000 and of the building \$10,000 making a total of \$22,000; that the building was erected in 1895 and the extension in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and careful consideration has been given by the Board to the conditions and the Board cannot act on granting a use herein permitted nor act on the "A" appeal under Cal. No. 959-55-A for the reason that assigning to this one story building a new lot number deprives the multiple dwelling on the corner of its required rear yard on the same lot as required; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 779-55, Objection No. A1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

959-55-A

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Bros., lessee).

SUBJECT—Application December 6, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212 (subdivision 1) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb and Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly .. 4

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THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated December 2, 1955, on Amendment to Alt. Applic. 779-55, reads:

"A2. Repeat, reconsideration denied. The diminishing of a yard in a Multiple Dwelling not acceptable as same is contrary to Sec. 212, subd. 1 of the M. D. Law; reapportionment of plot not acceptable as same leaves the multiple dwelling without a yard."

and

WHEREAS, the applicant states the premises consist of a plot 25 ft. 2 in. front by 100 ft. in depth, located in a business use, B area, Class 1½ height district upon which there exists a one story building 10 ft. in height and a four story building 45 ft. in height, having a total area of 25 ft. 2 ins. by 100 ft. at the street level and 25 ft. by 60 ft. at typical floor level, of class 3 construction, erected 1895 and 1936, and used and occupied since 1953: cellar—boiler room and storage; 1st floor—stores and motor vehicle repair shop, 3 persons; 2nd, 3rd and 4th floors—two apartments each floor; and

WHEREAS, Certificate of Occupancy No. 21678 was issued September 30, 1936, against Alt. Applic. 1553-36 describing the building as a residence and business building multiple dwelling, Class A and permitting the following use and occupancy: cellar—storage and boiler room; 1st story: store (office and storage); 2nd to 4th floors—two apartments each floor; and

WHEREAS, the applicant states that the premises consist of a corner lot upon which there exists a four story Old Law multiple dwelling 60 ft. deep and a one story extension 40 ft. in width using the complete rear yard of the lot; the rear one story building has been used as a motor vehicle repair shop contrary to Section 60 of the Multiple Dwelling Law and the owner has now reapportioned the lot, leaving the multiple dwelling on Lot 24 and the motor vehicle repair shop on Lot 124, and has filed a permanent easement with the Registrar of the City of New York limiting the height of the motor vehicle repair shop to one story, thus insuring a yard at the second floor level for the multiple dwelling; and

WHEREAS, the applicant contends that as the reapportionment and the easement are unacceptable to the Department of Buildings, it is requested that the Board accept the permanent easement as substantial compliance with the requirements of Section 212, subdivision 1, of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that as the building is in a business district, the rear yard can be built upon to a height of 23 ft. and as the existing building is only 13 ft. in height in the rear and the yard above is open to the sky, it is therefore requested that the permanent easement be accepted as providing a legal rear yard which is 40 ft. in depth instead of the 13 ft. depth required by the Multiple Dwelling Law; and

WHEREAS, the applicant states that even if the premises are sold separately the limitation set forth in the easement will permanently insure a legal rear yard behind the corner multiple dwelling above the first floor level; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and careful consideration has been given by the Board to the conditions and the Board cannot act on granting a use herein permitted nor act on the "A" appeal for the reason that assigning to this one story building a new lot number deprives the multiple dwelling on the corner of its required rear yard on the same lot as required.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 779-55, Objection No. A2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

978-55-BZ

APPLICANT—Patrick D. Concagh, for Frederick and Lena Mortati, owner (Gulf Oil Corp., owner under conditional contract).

SUBJECT—Application December 9, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale and storage of more than 5 motor vehicles.

PREMISES AFFECTED—650-668 Nereid avenue, south side, from Matilda to Richardson avenues, Block 5041, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and Frederick Mortati.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Richardson avenue and Matilda avenue are in business and residence use, C area, class 1 height districts; Nereid avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1955 acting on N. B. Applic. 1850-55, reads:

"1. Proposed use of gasoline service station, minor auto repairs, lubritorium, car wash and overnight parking for more than five motor vehicles in a Res. & Bus. use district is contrary to Art. II Sect. 3 & 4 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.02 ft. frontage by 125.01 ft. in depth, irregular, now vacant; that it is proposed to construct a gasoline service station of modern design with accessory uses of lubritorium, car wash and office for the storage and sale of accessories and for minor repairs; that the accessory building will be located at the rear of the plot but within the business district; that in fact, no part of the station or its uses will extend into the residential portion of the plot, which is approximately 25 ft. by 100 ft. in area; that the accessory building will be white porcelain faced so as to be in harmony with the residential character of the area to the north and south of Nereid avenue; that the site will be levelled off substantially to grade and surfaced with porous asphalt paving except at the concrete islands where the dispensing pumps are located; that it is also proposed to use part of the business portion of the plot for accessory parking of cars awaiting service and no fee will be charged; and

WHEREAS, the applicant states that the property which is the subject of this application is located on the southerly side of Nereid avenue between Richardson and Matilda avenues, and covers the entire block front of 200 ft. and extends in depth along Matilda avenue to a distance of approximately 125 ft. and along Richardson avenue to a distance of 75 ft.; that the plot is entirely vacant and formerly consisted of lots 26, 29, 32, 34 and 35; that these tax lots were recently consolidated into one, which is now known as lot No. 26; and

WHEREAS, the applicant states that the site is situated in a business and residential use, C area, class 1 height district; that Nereid avenue, on both sides of the avenue, for a depth of 100 ft., is located in a business use district and this business use zone extends westward as far as a point 100 ft. west of Carpenter avenue from whence the zone changes to unrestricted; that Carpenter avenue is one block west of the site; that the unrestricted zone extends west-

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ward, at this point, across Bronx boulevard, Bullard avenue, Bronx River parkway, the railroad tracks and as far as Webster avenue; that there has been no change in zone since 1916 and there is no application pending at the present time for a change in zone; and

WHEREAS, the applicant further states that along Nereid avenue, at this point, the prevailing uses are stores with residential quarters above these stores; that there are also parking lots, a funeral parlor, a church and a diner; that two blocks west of the site, on the northwest corner of Bronx boulevard and Nereid avenue there is a three story factory and on the southwest corner there also exists a three story factory; that on the southeast corner, directly opposite, there is a large Tydol gasoline station and directly opposite that, on the northeast corner, there is a very small Texaco station; that the southwest corner of Carpenter avenue and Nereid avenue, one block from the site, is being used as a parking lot and car wash, which may or may not be part of the Tydol station; that directly opposite the site, on Nereid avenue, there is a wooded area which extends across the block front and extends to a depth of about 75 ft.; that between Richardson avenue and White Plains road, on the south side of Nereid avenue, there are stores, a parking lot and a multiple dwelling; that on the north side of the avenue, there are stores, a funeral parlor and a church; that the elevated structure of the White Plains road branch of the east side I.R.T. subway runs along White Plains road, one block away from the site; that there is a subway station on Nereid avenue; that White Plains road is developed exclusively with retail stores which extend for several blocks north and south of Nereid avenue; that this is the shopping center for this area and abundantly supplies the needs of the residents of this neighborhood; that Matilda and Richardson avenues, 100 ft. north and 100 ft. south of Nereid avenue, are residential; and

WHEREAS, the applicant contends that the residential area to the north of Nereid avenue certainly will not be adversely affected; that Nereid avenue is 100 ft. wide at this point and is a very heavily trafficked highway; that the principal activity of the station will be confined to the front of the plot which faces on Nereid avenue and this will be some distance away from any residential building; that Nereid avenue is one of the principal cross county thoroughfares in northern Bronx; that it intersects and connects with such main highways as Baychester avenue, White Plains road, Bronx River parkway and Webster avenue as well as McLean avenue which is its continuation to Westchester county; that Bronx River parkway is located a short distance to the west of the site, a distance of approximately six short blocks, and because of the recent widening of this parkway, auto traffic along Nereid avenue is on the increase; that the proposed station will not only serve the needs of this traffic increase but will also serve the large residential area to the north and south of Nereid avenue; that there is no economic demand at the present time for the development of the plot for any conforming use, such as stores or dwellings as the neighborhood is over-supplied by the presence of large numbers of retail stores along White Plains road, while the nuisances of automobile traffic on Nereid avenue and the proximity of the elevated structure, a block away, makes any residential development undesirable; and

WHEREAS, the applicant states that the present owner has held title to the property since May 19, 1953 and that the assessed valuation of land is \$17,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e, f, i and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. App. 1850-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

10-56-BZ

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in use of an existing dwelling to offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 47th street is in residence, restricted retail and manufacturing use, B area, class 1½ height districts; 34th avenue is in manufacturing, restricted retail and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on Alt. Applic. 1901-55, reads:

"1. Proposed conversion to an office building, within a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 34 ft. frontage by 50 ft. in depth, on which is located a two family dwelling; that it is proposed to change occupancy of existing dwelling to offices; and

WHEREAS, the applicant states that the premises consist of a plot, having a frontage on 47th street of 34 ft. and a depth of 50 ft., this plot being subdivided from the original plot known as block 722, lot 70, which had a frontage on 47th street of 65.10 ft. and a depth of 50 ft.; that the plot is located in a residence use, B area district and a 1½ times height district, upon which there is a one story and cellar frame building 25.34 ft. front by 36.74 ft. deep, erected as a two family dwelling under N.B. 286 of 1902, occupied as follows: cellar—storage; 1st floor—two 3-room apartments; that the premises were altered by the present owners by the erection of a toilet extension at the side of the building, the installation of a new private bathroom at the rear of the building, replacing two entrance doors with one, building new front stoop of brick with iron railings and minor alterations to the interior partitions, creating one general office and two private offices, and general renovation of floors, walls and ceilings; that all of the work was done on the 1st floor in November, 1953 and the building used for office use since that date; that the building houses the offices of the Rebann laundry corporation, who are also owners of the one story brick laundry building located in block 723 and known as lot 8, and also owners of block 722, lot 72; and

WHEREAS, the applicant contends that the occupancy as an office building with three male and three female employees is a quiet and non-disturbing occupancy, with no hazards

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of any kind, and that the offices are located in the subject building because there is no space available in the laundry building across the street; that since there are non-conforming uses in this same block, such as brick garage in block 722, lot 65 to the north and adjacent to subject property and a portion of the laundry building across the street to the east in block 723, lot 8, and since the subject premises is close to 34th avenue which is zoned a business use and merely 19 ft. north of the business use district line, that a grant of this application would have no adverse effect upon the character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since June 3, 1953; that the assessed valuation of land is \$7,000 and of the building \$5,000 making a total of \$12,000; that the building was erected in 1902; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the use of the building as proposed as an office for the laundry occupying lot 8 in Block 1723 across 47th street, and to permit the alterations as proposed and shown on plans filed with this application, marked "Received January 11, 1956", 7 sheets, *on condition* that no further uses shall be made of the building other than as herein permitted; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by the Board under Cal. 11-56-A; that the unbuilt upon space shall not be used for the parking or storage or trucks or other motor vehicles; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

11-56-A

APPLICANT—Raymond Irrera, for Rebann Laundry Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re use of frame building-offices.

PREMISES AFFECTED—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated December 15, 1955, on Alt. App. 1901-55 reads:

"2. Occupancy of a frame building for Business Use is contrary to Sec. 4.2.1. of the Bldg. Code."

"3. Extension of a frame building within the fire limits is contrary to Sec. 4.1.2. of the Bldg. Code."

and

WHEREAS, the applicant states the premises consist of a lot 34 ft. front by 50 ft. in depth, located in a residence use, B area, Class 1-1/2 height district, upon which there exists

a one story and cellar frame building, 25.34 ft. front by 36.54 ft. in depth, erected as a two-family dwelling under N.B. App. 286-1902 for occupancy as follows: cellar—storage; 1st floor—two 3-room apartments, and later altered by the erection of a toilet extension at the side in November, 1953; and the building has been used for office use since that time; that the building is used for offices of the Rebann Laundry Corporation, the owner of the one-story brick laundry building located on Lot 8 in Block 723, and the owner of Lot 72, in Block 722; and

WHEREAS, the applicant contends that the use of the building as an office building with three male and three female occupants is a non-disturbing occupancy with no hazard of any kind; that the offices are located in this building because there is no space available in the laundry building across the street; that even though the building is frame, the type of use proposed does not constitute a hazard, and since the building is only one story in height and has an area of approximately 925 sq. ft., it is requested that the Board modify the decision of the borough superintendent as to Item No. 2 of that decision so as to permit the use as proposed; and

WHEREAS, the applicant contends as to Objection No. 3 issued by the borough superintendent that the extension at the side of the building was erected for toilet facilities only and is a mere 35 sq. ft. in area; and it is therefore requested that a variance be granted as to this objection; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated December 15, 1955, acting on Alt. App. 1901/55, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the use and the requirements of the building shall be in accordance with the resolution adopted this day by the Board under Cal. 10-56-BZ.

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than 5 motor vehicles awaiting service, for a term of 15 years; proposed station partially in the bed of a mapped street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site and Rockaway boulevard are in a business use, D area, class 1 height district; 142nd street is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 12, 1956 acting on N.B. Applic. 5499-55, reads:

"1. The use of a premises for a gasoline service station, minor auto repairs (with hand tools only), auto laundry (non-automatic), parking for more than 5 cars awaiting service and sale of auto accessories is contrary to Art. 2 Section 4, s.s. 15, 29, 46 of zone resolution.

3. Sign & light standard contrary to Article 2, Sect. 4 s.s. 49 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. frontage by 95.28 ft. in depth, irregular, now vacant that it is proposed to construct and maintain for a term of fifteen years, a two bay gasoline service station with the customary accessory uses; that no portion of the proposed building will be in the bed of the mapped street; and

WHEREAS, the applicant contends that there is no economic demand for the development of the subject premises for a conforming use; that the property has been in the Blumberg family for approximately 25 years, having been purchased by Julius Blumberg now deceased; that upon the death of Julius Blumberg, title devolved to the present owners, who are executors of his estate, subject to the dower interest of his wife; that diligent effort, both before and after the death of Julius Blumberg, to sell or lease or develop the property for a conforming use have been fruitless, as is more fully set forth in a letter dated January 5, 1956, copy of which is submitted with this application; that there is an economic demand for the development of the subject premises for the proposed use, as Rockaway boulevard is a main thoroughfare carrying a substantial volume of automobile traffic and the owners have had several offers to lease or sell the property if it can be used as a gas station; that a grant of this application would not adversely affect the surrounding neighborhood; that only one curb cut is proposed on 142nd street, located within 25 ft. of Rockaway boulevard so that the provisions of section 7A will not be violated; that a conforming parking lot could have its curb cut 5 ft. away from its southerly lot line instead of 65.28 ft. as proposed herein; that the properties which abut the southerly lot line would be protected by the erection of a 5 ft. 6 in. high brick fence wall except where the unpierced rear wall of the proposed building occurs, and along the building line of 142nd street a similar wall will be constructed from the southerly lot line to a distance of approximately 30-ft. south of Rockaway boulevard; that within the above mentioned fence walls, a 3 ft. wide landscaped area would be maintained for the functional purpose of protecting the wall from impact by automobiles; that the proposed building would be set back more than 65 ft. from the intersection of the building lines of Rockaway boulevard and 142nd street, thus promoting public safety; that the proposed building, being small in area and height, would afford more light and ventilation to nearby properties than would be provided through a conforming building; that the proposed building would occupy only 1410 sq. ft. or 21% of the area of the plot, in contrast with a permissible area of coverage of 5502 sq. ft. or 82%, and it will be only 15 ft. 6 in. in height in contrast to a permissible 87½ ft. in height; that the character of the neighborhood would not be adversely affected as the residential area south of the premises will be protected as aforesaid; that the residential area starting 100 ft. north of Rockaway boulevard is too remote to be affected in any way by the proposed use and the business district of Rockaway boulevard, which has numerous small stores, already has a used car lot at block 12039, lot 82 and an auto parts use at block 12059, lot 34; that the existing billboard sign would be removed and the proposed use would be maintained in a

clean and sanitary manner; that the car washing would be of the non-automatic type and will not create the hazards incident to the speed laundry type of operation; that minor repairs would be with hand tools only and will exclude heavy collision work, welding and spraying; that the proposed sign and light standard is a customary accessory to a gas station; and

WHEREAS, the applicant states that the present owners have held title in executors and dower right in widow since May 9, 1955 and title in Julius Blumberg (deceased) from August 7, 1930 until death; that the assessed value of lot 7 is \$3,400 and of lot \$4,000 making a total of \$7,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the plot to be occupied for a gasoline service station and accessory use, as proposed and indicated on plans filed with this application marked "Received January 30, 1956", 1 sheet, "February 6, 1956", 2 sheets and "February 14, 1956", 1 sheet, *on condition* that any buildings or uses on the premises shall be removed and the plot graded substantially to the grade of Rockaway boulevard and constructed and arranged substantially as indicated on the aforementioned plans and in accordance with the requirements of this resolution; that the accessory building shall be of face brick on the exterior and be in harmony in design with the requirements of a residential district, shall have no cellar and shall be substantially arranged as indicated on such plans; that its design shall be submitted to the Board for further consideration and approval within one month from the date of this resolution; that there shall be no windows in the rear wall of the accessory building; that such retaining walls shall be constructed as may be necessary to support the higher bank of the adjoining premises, erected and maintained at the expense of this owner; that along the side lot line of 142nd street but removed 5 feet therefrom there shall be erected a masonry wall of face brick for the distance shown on plans; that on the easterly lot line there may be maintained a woven wire fence of the chain link type, erected on a masonry base to a total height of not less than 5 feet 6 inches; that planting shall be maintained to the west of the wall and between such wall and the building line, as indicated, maintained with suitable shrubbery material, and protected with a concrete curbing as proposed 10 in. in height and 10 in. in width; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two to Rockaway boulevard, each not over 25 ft. in width and one to 142nd street, where shown within the first 25 feet from the intersection and not over 20 ft. in width; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Rockaway boulevard; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises where not occupied by accessory building, walls, and pumps shall be paved with concrete or asphaltic paving; that under section 7i there may be for a similar term minor repairing for adjustments only with hand tools, maintained solely within the accessory building; that any other use herein proposed not within the provisions of subdivisions f and i of Section 7 may be permitted under section 7e; that there may be parking and storage of motor vehicles awaiting service; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. 69-56-A; and that all permits required shall be obtained, including a certificate and all work completed within the requirements of Section 22A of the Zoning Resolution.

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69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application January 30, 1956—filed pursuant to section 35, General City Law re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated January 12, 1956, on N.B. Applic. 5499-55 reads:

"2. Proposed gas station lies partially in bed of mapped st. Secure approval of Bd. of Standards and Appeals as per Sec. 35 of General City Law."

and

WHEREAS, the applicant states the premises consist of a lot 70 ft. front by 95.28 ft. irregular in depth, located in a business use, D area, class one height district, upon which it is proposed to erect a one story, 15 ft. 6 in. high, class 3 constructed building, 47 ft. front by 30 ft. in depth, for use as a gasoline service station, and accessory uses, and to use the balance of the plot for parking of more than five cars awaiting service; and

WHEREAS, the applicant has filed a copy of communication dated December 7, 1955, from the Borough President, stating that Section 138 of the Final Map was approved by the Board of Estimate October 24, 1919 and indicates that 142nd street between the intersecting streets in question to have a width of 60 ft.; that the acquisition of title to the land required for this widening will cause the taking of about 5 ft. from the property on each side; that no condemnation proceedings are contemplated since no petitions have been filed by adjacent property owners for the acquisition of title and improvement of this street to its mapped width; and

WHEREAS, the applicant states that no damages will be claimed by the owner against the City by reason of the condemnation of the portion of the plot within the bed of the mapped street widening arising out of the establishment of the proposed use, or by reason of compliance with and conditions which the Board may impose in connection with application filed for zoning variance under Cal. No. 68-56-BZ; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 5499/55, Objection No. 2 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the use of that portion of the premises within a mapped street, *on condition* that the requirements of the resolution adopted this day by the Board under Cal. 68-56-BZ shall be complied with; that in the event there is a proposal to condemn the property for such street widening, this application shall be resubmitted to the Board for reconsideration as to conditions.

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application February 10, 1956—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use district, a proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted in a residence use district by Art. II, Sec. 3 of the Zone Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV, Sec. 13b of the Zone Resolution.

PREMISES AFFECTED—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Henry street and Market street are in retail and residence use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 13, 1956 acting on N.B. Applic. 144-55, reads:

"1. Proposed garage for five (5) motor vehicles (trucks) on a lot partly in a residence use district is not permitted by Art. II, Para. 3 of the Zoning Resolution.

2. Proposed 100% coverage of an interior lot by a garage partly in a residence use district and wholly in a "C" area district is not permitted by Art. IV, Para. 13(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect a garage of class 3 construction, one story in height, to be used by the owner as a garage for five trucks for removal of building rubbish; and

WHEREAS, the applicant states that there is a corporate ownership, but all of its stock is held by Max Uram whose business is, and his father's business before this, building rubbish removal; that he owns three or four trucks which are loaded at various jobs, dumped and then the empty trucks are returned to their home garage; that the Urams have always been located in this section of the city and their garage must be located close to home because of the necessity for an early start and other personal reasons; that they were successively ousted from their homes and garages by property condemnation proceedings, never by their own choice; that for many years they were located at 328 Stanton street until a City-housing project forced them to move in 1947 or 1948 to 85 Lewis street and thereafter to their present building at 63 Willett street, which is a combined residence and garage building; that when rumors started about condemnation proceedings against this property recently, Uram looked for and purchased the parcel which is the subject of this application; that if this appeal should be granted, he would only have his garage here and would reside nearby, but elsewhere; that it is requested that the Board grant approval to build on the entire property extending from the conforming (retail) district into the non-conforming residential zone; that a building smaller than requested would not give sufficient space for our trucks and for reasonable expansion; that to the rear of the subject

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lot, the property is vacant; that when the owner built his last garage and residence, about four years ago, he was permitted full occupancy on his property which was then also in a C zone; that section 13b then permitted 100% occupancy for a lawful garage and now the same law reads accessory garage; that because the city is compelling the owner to leave this location and go to the new one, it is felt that he should be given the same area as was his in 1952 by granting this variation; and

WHEREAS, the applicant states that the present owner has held title to the property since June 28, 1955 and that the assessed valuation of land is \$6,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 7c as to use for a term of 20 years, and Section 21 as to area coverage, to permit the erection of the proposed one-story garage, as indicated on plans filed with this application, marked "Received February 10, 1956", 3 sheets, on condition that all buildings and uses now on the premises shall be removed; that the building shall in all other respects comply with all laws, rules and regulations applicable thereto; that there shall be no windows in such garage opening on adjoining premises at either side or rear; that there may be roof skylights provided same are not nearer than 15 feet to the rear lot line; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that there shall be no cellar in the building; that the use herein permitted shall be for the use or storage of five trucks of the owner for use in removal of building rubbish, as proposed; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

114-56-BZ

APPLICANT—Carl H. Salminen, for Graziano Pressimone, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the proposed erection of a two family dwelling, with less than the required side yards, with parking in the required 15 ft. setback from 155th street.

PREMISES—35-24 and 35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5625, Lots 32 and 33, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Henry V. Pecora.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; and laid over to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, at request of applicant's representative and for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail

use, G-1 area, class ½ height districts; Northern boulevard is in business and retail use, C area, class ½ height districts; 35th avenue is in residence and local retail use, G-1 area, class ½ height districts; 155th street is in business, retail and residence use, G-1 and C area, class ½ height districts; and

WHEREAS, the decisions of the borough superintendent, dated February 15, 1956 acting on N.B. Applies. 480-56 and 481-56, read:

"1. Erection of two family dwelling in a G-1 zone is contrary zoning resolution sect. 16-C (a).

2. In a G-1 zone each building shall have two side yards of at least 5'-0" each, extending the full depth of lot as per Zoning Resolution Sect. 16-C (c).

3. Required front yard cannot be used as parking area. Required setback in G-1 zone is 15'-0" min. as per Zoning Resolution Sect. 16-C (b)."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 101.63 ft. in depth, now vacant; that it is proposed to erect and maintain two 2-family solid masonry attached dwellings, each 22 ft. front by 47 ft. in depth, 3 stories in height, with less than two 5 ft. side yards each and with parking in the required 15 ft. setback;

WHEREAS, the applicant states that the area was changed from residence C to residence G-1 on June 7, 1949 and the height was changed from height 1 to height ½ on July 17, 1952; that there are no changes pending in the city planning commission; and

WHEREAS, the applicant contends that plans for a one family dwelling under N.B. 4164-55 were approved by the department of buildings on November 21, 1955; that the owner applied for a mortgage from the Dime Savings Bank in Brooklyn and was refused on the grounds that the locality did not warrant a one family dwelling due to the proximity of an apartment house, used car lot, gas station, brake testing center, warehouse and other two family dwellings; that the owner also applied for mortgages with five other local banks but they would only grant approximately 50% of the true valuation; that the owner was in no financial position to invest capital of his own to the extent of 50%; that the other recourse for the owner is to build two family dwellings on which he could receive an appropriate loan to carry out the venture; that the owner is anxious to vacate from his present quarters and move into one of the proposed two family dwellings; that in view of the hardship and expense that the owner has gone through, it is requested that the Board vary the provisions of the zoning resolution in allowing two family dwellings to be erected and to waive the side and front yard requirements; that the general purpose, intent and harmony of the surrounding character of the community will not be impaired by the granting of these variances; and

WHEREAS, the applicant states that the present owner has held title to the property since July 15, 1955 and that the assessed valuation of land is \$3,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 480-56 and 481-56, Objections No. 1, 2 and 3 be and it hereby is affirmed and that the application be and it hereby is denied.

119-56-BZ

APPLICANT—William A. Giesen, for Frank Gaudio, owner.

SUBJECT—Application February 17, 1956—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit partly in a C area and partly in an E-1 area district, the conversion of a two family dwelling to a 3 family dwelling.

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PREMISES AFFECTED—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and residence use, C and E-1 area, class 1¼ height districts; Williamsbridge road is in business and retail use, C and E-1 area, class 1¼ height districts; Neill avenue is in retail, business and residence use, C and E-1 area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1956 acting on Alt. Applic. 875-55, reads:

"A1. The proposed conversion of the existing two story and basement brick dwelling now occupied by two families, erected April 21, 1947 and lying partially in an E-1 district and partially in a C area zone to a multiple dwelling is contrary to Sect. 15A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a two family dwelling; that 50% of this plot is presently zoned as retail use, C area, the other 50% is zoned as residence use, E-1 area and the entire plot is located within a class 1¼ height district; that as of July 25, 1916 the property in question was zoned as a business use, C area; that the present use designations and the E-1 area designation became effective on December 14, 1953; that the height designation has not been changed since July 25, 1916; and

WHEREAS, the applicant states that the present owner purchased the property on June 18, 1946, the year the house was erected; that at that time the owner was led to believe by the builder that the premises could be legally occupied as a three family dwelling, since the approved plan called for a room arrangement in the basement obviously indicated as an apartment although listed otherwise, including a full bathroom and combination sink and tub; and

WHEREAS, the applicant states that Williamsbridge road which is 75 ft. west of the property in question is zoned as retail use south of Neill avenue and business use north of Neill avenue; that the corner property adjacent to the premises under appeal is occupied for commercial purposes and the northwest corner of Neill avenue and Williamsbridge road is occupied by billboards; that the 175 ft. plot on the west side of Williamsbridge road is occupied as a gas station and beyond that is a garage and factory, while all the lots on the entire east side of Williamsbridge road, shown on the block diagram which have been developed, have been developed for commercial use; and

WHEREAS, the applicant contends that the building has been continuously occupied since its purchase by three families, and prior to the change in zone on December 14, 1953, a certificate of occupancy for three families could have been obtained by filing the necessary plans and application with the building department and the making of a few minor alterations for compliance with the multiple dwelling law; that the owner of this building is well along in years and does not earn more than a moderate income and requires

the income from this basement apartment to carry the cost of house and high tax burden; that the present classification by the tax department is "C-5—Converted Dwelling"; that for these reasons and particularly because premises are located partly within a retail use, C area district, and to attempt to upgrade the zoning of a neighborhood already developed to the extent of this one under appeal, creates a hardship on owners such as this one, it is requested that the Board grant the variance sought; and

WHEREAS, the applicant states that the present owner has held title to the property since June 18, 1946; that the assessed valuation of land is \$3,600 and of the building \$16,400 making a total of \$20,000; that the building was erected in 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the premises are located partly in one district and partly in another and that in the C area district the use herein proposed could be permitted, and also noted that the premises are now occupied by three families; and

WHEREAS, the applicant changed the basis of his application from Section 21 to Section 7b; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7b, to permit the use as proposed extending into the more restricted district, substantially as proposed and indicated on plans filed with this application, marked "Received February 17, 1956", 7 sheets, *on condition* that the building shall not be increased in height or area and that the building and occupancy in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

271-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Doris H. Caplan and Catherine V. Murdoch, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail and residence use district, the proposed change in occupancy from parking and storage of more than 5 motor vehicles to gas and oil selling station, office, salesroom, lubritorium, car washing, storage, minor repairs with hand tools only and parking and storage of motor vehicles, proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Curro.

For Opposition: George A. Weissblum.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to September 18, 1956, at the request of an objector; no further request for adjournment; then to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for inspection and decision; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site, Ogden avenue, West 167th street and Union place are in local retail and residence use, B area, class 1 $\frac{1}{4}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 14, 1956 acting on N.B. Applic. 288-56, reads:

"1. In a residence and local retail use districts the proposed 'Gas & oil selling station, office, salesroom, lubritorium, car washing, storage, minor repairs with hand tools in accessory building only, and parking and storage of motor vehicles' is contrary to sections 3 and 4-C of the Zon. Res.

2. Proposed curb cut within 75' of the Residence district is contrary to Sect. 7A of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 217.58 ft. frontage by 167.56 ft. in depth, irregular, presently developed with two 1-story metal garages 45 ft. by 18 ft., a one story frame shop 12 ft. by 21 ft. 6 in. and a three story frame store and dwelling 45 ft. by 45 ft., irregular in shape; that the open portion of the plot is being used for parking and storage of motor vehicles; that it is proposed to demolish the present building and secure a variance for a period of fifteen years in order to erect a modern gas station consisting of ten 550 gallon approved type buried gasoline tanks and six dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction with a frontage of 75 ft. and a depth of 28 ft. and 60 ft., being irregular in shape, and contain the conjunctive uses of lubritorium, car wash, minor auto repairs with hand tools only, storage room, office and sales; that the open area not used for the gas station will be reserved for the parking and storage of motor vehicles; that it is further proposed to erect a 5 ft. 6 in. high chain link fence on the existing retaining wall along the northerly lot lines, where the buildings do not occur; that the entire plot will be leveled substantially to the grade of Ogden avenue and West 167th street; that there are no windows in the north wall of the accessory building, so that the operation within the building will be strictly confined, with no emission of possible noise; that the gasoline pumps as proposed, not nearer than 15 ft. from the Ogden avenue building line, will afford ample protection to pedestrian travel and will keep the cars being serviced off the sidewalk; that the curb cuts as proposed with a minimum of 25 ft. between curb cuts will provide a safety island on the sidewalk and allow normal pedestrian travel to pass the proposal with safety; and

WHEREAS, the applicant states that the premises are located in a class B area district and class 1 $\frac{1}{4}$ height district; that part of the premises within 100 ft. of Ogden avenue is in a local retail use district and the balance of the premises is in a residence use district; that as of July 25, 1916 the entire premises was in a business use district and received its present use designation on May 20, 1952; and

WHEREAS, the applicant further states that the one story metal garage facing Ogden avenue was erected under B.N. 331-1929 and certificate of occupancy No. 1638 of 1929 was issued for use as a five car garage; that the one story metal garage facing West 167th street was erected under B.N. 493-1928 and certificate of occupancy No. 1355-28 was issued for use as a five car garage; that there were no records available for the one story frame shop facing Ogden avenue or for the three story frame store and dwelling; that the open portion of the plot now being used for parking and storage of motor vehicles was installed under Alt. Applic. No. 880-1950 and certificate of occupancy No. 7974-1950 was issued for use as parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposal would furnish more permanent light and ventilation to the nearby properties than a conforming use since the proposed building will be one story in height and occupy an area of 2,676 sq. ft., or approximately 6% of the area of the lot, while a conforming use could occupy 100% of the area of the lot and could be constructed to a height well over 70 ft.; that the accessory building, as proposed to be set along West

167th street and the northerly lot line, will provide an open view of this five-cornered intersection and add to the safety of automobile traffic; that the large open portion of the plot reserved for parking and storage of motor vehicles will help to alleviate the acute parking situation in this area; that the non-conforming parking lots in block No. 2516, lots 14, 5, 64 and 63, and block 2526, lot 102, proves conclusively that the proposal is within keeping at this point; that there are no other gas stations within a 500 ft. radius of the plot and therefore the proposal is of vital importance to the community; that the land is very high in assessed value and due to the gore shape of the lot makes the proposal mandatory so that the owner may realize an equitable return on his investment; that the proposed curb cut within 75 ft. of the residence use district is necessary for the proper operation of the gas station and will not affect the residential aspect of West 167th street any more than the store show window in lot 44, block 2528, which adjoins the site; and

WHEREAS, the applicant states that the present owner has held title to the property since May 13, 1953; that the assessed valuation of land is \$28,800 and of the buildings \$6,000 making a total of \$34,800; that the buildings were erected in 1928 and 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station, parking and accessory uses and to continue the parking and storage use now existing on a portion of the premises substantially as proposed and as indicated on plans filed with this application marked "Received March 29, 1956", four sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of Ogden Avenue and shall be constructed and arranged as indicated on such plans; that the accessory building shall be located where shown; that there shall be no cellar under such accessory building; that the accessory building shall in all other respects comply with the requirements of the Building Code and shall be faced on all sides with face brick where walls of adjoining buildings on the lot line do not occur; that pumps shall be of a low approved type, facing Ogden Avenue and erected not nearer than 15 feet therefrom; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to three curb cuts to Ogden Avenue each 30 ft. in width and one curb cut of similar width to West 167th Street, and one 14 ft. curb cut for exit to the car washing building; that signs shall be restricted to a permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of Ogden Avenue for a distance of not over 4 ft.; that at such intersection there shall be erected a block of concrete extending for a distance of not less than 5 ft. along either building line from the intersection and not less than 12 in. in height; that all existing curb cuts not herein permitted shall be filled with curbing and the sidewalk and curbing repaired or restored to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e for a similar term there may be minor repairing with hand tools only maintained solely within the accessory building for adjustments; that under Section 7h for a similar term there may

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be parking and storage of motor vehicles of the pleasure car type only carried on on such portion of the premises where unbuilt upon and which will not interfere with the servicing of the station; that on the rear lot lines to the north and west, where walls of adjoining buildings do not occur on the lot line, there shall be erected a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in.; that under Section 7A any uses contrary thereto are herein permitted; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

376-56-BZ

APPLICANT—Paul Friedman, for Tobias Zwerdling and Theresa Z. Stavisky, owners.

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, accessory car washing, minor motor vehicle repairs, and parking of motor vehicles waiting service.

PREMISES AFFECTED—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Jack Stillman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert.

Commissioner Keating and Deputy Chief Connolly ... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 110th avenue are in a residence use, D-1 area, class ½ height district; Francis Lewis boulevard is in residence and retail use, D-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1956 acting on N.B. Applic. 1385-56, reads:

"1. The use of the premises as a gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of cars waiting to be serviced in a Residence Use District is contrary to Art. II Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 105 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect and maintain for a stated term of fifteen years a parkway type gasoline service station, lubritorium, non-automatic car washing, minor repairs with hand tools only, office, storage and sales of auto accessories and parking for more than five motor vehicles awaiting service; and

WHEREAS, the applicant states that on July 25, 1916 the property was zoned as a business use, one times height and D area district; that on January 21, 1947 the present residence use designation became effective and on June 30, 1952 the present height and area designations became effective; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for a conforming residential development; that the property has been under the same ownership since 1929 at which time it was located within a business use district; that it was the intention of the owner to develop the property with stores,

but there was no economic demand for store development; that the owner of the adjoining premises to the north constructed a series of buildings with stores on the street floor and apartments on the second floor, but was unable to rent the stores and converted them all, except one, to apartments; that the only store that remained was a bar and grill, which immediately adjoins the subject premises; that the premises is located on Francis Lewis boulevard which sustains heavy automotive traffic; that the property also adjoins, to the northwest, a parking lot for the A & P supermarket located at 205-26 Hollis avenue, for which the Board permitted parking in a residence district under Cal. No. 148-33-BZ—Vol. III, on December 20, 1949; that the adjoining property to the north is developed with a two-story building with an unpierced wall on the southerly building line; that the building has a residence on the 2nd floor and a bar and grill on the 1st floor; that the adjoining property to the northwest is developed with a supermarket, with accessory off street parking at the rear of the building in a residence district for which the Board granted a variance under Cal. No. 148-33-BZ—Vol. III; that the adjoining property to the west will be protected by the proposed fence wall and landscaping arrangement of the subject premises; that it is proposed to erect an accessory building with an unpierced rear wall, set back 10 ft. from the westerly building line, and to erect a 5 ft. 6 in. solid brick fence wall extending from the wall of the building to 110th avenue and extending along 110th avenue for a distance of 45 ft.; that the intervening area between the rear of the building and fence wall and the westerly lot line is to be seeded and landscaped; that it is also proposed to install a 4 ft. 6 in. wide seeded and landscaped strip adjoining the fence wall and along the northerly lot line; that the easterly side of Francis Lewis boulevard is developed with two story stores and residence buildings, or is vacant; that Francis Lewis boulevard is a 100 ft. wide thoroughfare divided by a center mall separating northbound and southbound traffic; that the proposed structure set back 63 ft. from the Francis Lewis boulevard building line and 47 ft. from the 110th avenue building line will enhance traffic safety by providing clear visibility at the intersection whereas a conforming use structure, built to within 10 ft. of the building lines will endanger public safety by creating a blind intersection; and

WHEREAS, the applicant states that the present owner has held title to the property since July 10, 1929 and that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. App. 1385-56, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application May 22, 1956—(decision of the borough superintendent) under sections 7A, 7b, 7c, 7i and 21 of the zoning resolution, to permit partly in a retail and partly in a residence use district, the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose.

PREMISES AFFECTED—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher and Frank Zima, Jr.

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For Opposition: Edward Hoffman for Dept. of Parks.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and South Conduit avenue are in retail and residence use, D area, class ½ height districts; Rockaway boulevard is in a retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1956 acting on N. B. Applic. 1566-56, reads:

"1. Proposed use of premises located in a retail district and part residence use district as a gasoline service station, accessory sales, car wash, lubritorium, minor motor vehicle repairs and parking and storage for more than 5 motor vehicles is contrary to Art. I, Sec. 4-A and Sec. 3 of Zoning Resolution.

2. Curb cuts are contrary to Sec. 7-A of zone resolution as to location."

and

WHEREAS, the applicant states that the premises consist of a plot, 122.05 ft. frontage by 81.94 ft. in depth, on which is located a non-fireproof building 48 ft. by 30 ft., one story in height, occupied as a gasoline service station including accessory sales, car laundry, lubritorium and minor motor vehicle repairs; that it is proposed to occupy the plot for gasoline service station, accessory sales, car laundry, lubritorium, minor motor vehicle repairs and parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that the gas station at these premises was established under fire department approval No. 2486 on November 27, 1925 for the installation of gasoline tanks and pumps and certificate of occupancy No. 842 was issued by the department of buildings in 1927; that the premises described in the fire department application included the entire plot involved herein and virtually the entire plot has since been used as a gas station; that however, a recent examination of the zoning maps discloses that at the time of said application a narrow, irregular strip along the easterly lot line, with a depth of about 1.3 ft. at the southerly end and about 7.3 ft. at the northerly end, was in a residence use district, the balance of the plot having been in an undetermined use district, and request is made for the extension of the area of the service station use to include that small portion in the residence district; that at present the property is improved with a one story brick building approximately 16 ft. by 24 ft.; that this building has a peaked tile roof and contains an office, one toilet and a heater room; that the property is also improved with two 2-pump islands, an outside lift and ten 550 gallon gasoline tanks; that a wood picket fence runs along the southerly interior lot line and near the easterly interior lot line; that the owner now desires to remove the existing service station building and fence, and to erect a new two bay service station building; that it is to be 48 ft. long by 30 ft. in depth and is to accommodate, in addition to the office, a two bay lubritorium, including auto laundry, ladies' and men's rest rooms and a storage and heater room; that the building will be of class 3 construction with concrete foundations, masonry walls and wood roof and will be faced with porcelain enamel; that the building will be of a canopy design and above the roof, facing Rockaway boulevard, an illuminated free standing sign is proposed; that no changes are contemplated with respect to existing curb cuts, pump islands and the underground storage tanks; that the entire area is to be paved and a new chain link fence installed; and

WHEREAS, the applicant contends that each of the streets abutting the site is an important vehicular thoroughfare; that the existing building was erected prior to 1927 and does not meet present day requirements of either the public or progressive service station operation; that open greasing facilities are outmoded and the enclosed lubritorium will make available a modern greasing facility to the advantage of the public, the owner and the persons employed at the station; that operating personnel will work under more favorable conditions since they will not be exposed to bad weather conditions; that the proposed auto laundry is necessary by reason of public demand for complete servicing facilities at one station; that a larger office will replace the present one which is entirely inadequate; that the proposed modernization will improve the general appearance of the neighborhood; that parking and storage of more than five motor vehicles is requested in conformity with municipal efforts to encourage off street parking; that the owner is at present under a special and unique hardship in respect of the property involved in this application; that by reason of its inability to effect the proposed improvements and thereby increase its economic productivity, the owner is burdened with the full cost of carrying and maintaining this property and cannot realize the full economic potential of the property in order to defray such costs; that the granting of this application will not alter the essential character of the locality; and

WHEREAS, the applicant states that the present owner has held title to the property since November 5, 1937; that the assessed valuation of land is \$10,000 and of the building \$5,000 making a total of \$15,000; that the building was erected in August, 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application to rebuild the existing gasoline service station be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and e and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction and rearrangement of the lawfully existing gasoline service station, substantially as proposed and indicated on plans filed with this application, marked "Received May 22, 1956", 4 sheets, *on condition* that all buildings and uses not proposed to be retained as shown on such plans shall be removed and the premises shall be constructed and arranged as shown thereon; that the accessory building shall be faced on all four sides with face brick, shall have no cellar and no windows on the east side; that there may be one door in such building at the rear to the heater and storage room, as shown; that any pumps installed, not already existing, shall be of a low approved type, erected not nearer than 15 ft. to the street building lines; that along the rear lot line to the south where walls do not occur on the lot line, there shall be erected a woven wire fence of the chain link type, erected on a masonry base to a total height of not less than 5 ft. 6 in.; that a similar fence shall be maintained along the easterly lot line where shown; that curb cuts shall be as now existing to South Conduit avenue and Rockaway boulevard, provided permits have been or will be obtained for same; that the sidewalks and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that where not occupied by accessory building, fences and pumps, the premises shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline sold, which sign may have two leaves, and may extend over the building lines of Rockaway boulevard and South Conduit avenue not more

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than 4 feet; that within such intersection there shall be erected a block of concrete not less than 12 in. in height, extending 5 feet in each direction; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under section 7i, there may be minor repairing with hand tools only for adjustment, maintained solely with the accessory building; that under section 7e there may be parking and storage of motor vehicles on the unbuilt upon portion of the plot, arranged so as not to interfere with the service of the station; that under Section 7A any use herein above permitted may be permitted; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

424-56-BZ

APPLICANT—Charles A. Buckley, Jr., for Harry Heiman, owner.

SUBJECT—Application June 13, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit partly in a retail use district and partly in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, minor repairs to motor vehicles and storage and parking of more than five cars.

PREMISES—1200-1222 Gunhill road, south side, for Tenbroeck avenue to Pearsall avenue, 3248 Tenbroeck avenue and 3241-3249 Pearsall avenue, Block 4617, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and residence use, D area, class ½ height districts; Gunhill road is in retail and local retail use, D area, class ½ height districts; Pearsall avenue and Tenbroeck avenue are in residence, retail and local retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 12, 1956, acting on N.B. Applic. 158-56, reads:

"1. Proposed use of gasoline station lubritorium, minor auto repairs, sales of auto accessories, auto laundry, and parking and storage of more than five motor vehicles partly in a residence use district and partly in a retail use district is contrary to Art. II Sect. 3(29)(46)(52) and Sect. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 214.78 ft. frontage by 120.30 ft. in depth now vacant; that it is proposed to erect and maintain a gasoline service station, lubritorium, minor repairs, sale of auto accessories, auto laundry, parking and storage of more than five cars; and

WHEREAS, the applicant states that Gunhill road, facing which the proposed station is to be erected, is one of the principal east-west traffic arteries in the North Bronx; that in addition to carrying a heavy volume of passenger vehicle traffic, it also carries a very considerable amount of commercial traffic; that the essential business nature of this artery has been emphasized by several recent decisions of

the Board permitting the construction of service stations upon this road; that the site in question is presently vacant, the land lying well below street level, and is being utilized as a general disposal area with the consequence that it is becoming an eye-sore in the neighborhood; that in view of the type of development on contiguous property on Gunhill road, it is unlikely that this site would be developed in the near future for residential purposes and the presence of empty taxpayers in the vicinity would appear to foreclose any logical development of the property in that line; and

WHEREAS, the applicant further states that immediately to the east of the site in question, on the same side of Gunhill road, is a solid block of taxpayers, while to the west on the same side of the road there is a wooden building presently utilized as a real estate office, which in turn is bordered by vacant, rocky land extending to Boston road, occupied solely by a shack selling melons; that the other side of Boston road is occupied by a gas station; that directly across Gunhill road from the property in question, the land is presently vacant; that however, on the southwest corner of Boston road and Gunhill road there is also located a gas station and to the east of the property, directly across Gunhill road from this site, there is located another gas station recently constructed under permission extended by the Board; that this site is merely a matter of a few hundred feet from the proposed site; that adjoining this station, to the east on the southeast corner of Gunhill road and Bouck avenue, there is another gas station under construction; and

WHEREAS, the applicant contends that in view of the foregoing, the site in question is eminently suited for development as a service station and that the site is unlikely to be developed for any other purpose in the immediate future; that it should be noted that the two recent variances granted by the Board have both been on the north side of Gunhill road, consequently servicing west bound traffic; that the recent development of this area having necessitated the location of these stations, it is submitted that facilities are equally needed on the south side of Gunhill road to service east bound traffic; that if the variance is granted it is proposed to erect a modern gasoline service station, the architecture of which will blend with and be a credit to the neighborhood; that this is to be done in conjunction with one of the major oil companies; and

WHEREAS, the applicant states that the present owner has held title to the property since July 30, 1953 and that the assessed valuation of land is \$24,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 158-56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

464-56-BZ

APPLICANT—Ivan E. Zukovskyj, for Mychailo Drebycz, owner.

SUBJECT—Application July 2, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of a 2 family dwelling which encroaches upon the required 10 foot setback.

PREMISES AFFECTED—1880 Hutchinson River parkway, east side, 25 ft. south of Morris Park avenue, Block 4190, Lots 14 and 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Ivan E. Zukovskyj.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 23, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hutchinson River parkway and Morris Park avenue are in a residence use, E area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 20, 1956, acting on N. B. Applic. 673-54, reads:

"1. Final survey shows that portion of bldg. encroaches into the reg'd 10'-0" setback in an E area district and is contrary to Sec. 15d of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 95.02 ft. in depth on which is located a two family dwelling; that it is proposed to maintain two family dwelling which encroaches on the required 10 ft. setback; and

WHEREAS, the applicant states that in the plot plan of working drawing submitted to the department of buildings of The Bronx under N. B. 673-54 for approval of construction of a new two family dwelling on lots 14 and 15 of block 4190, the following error was made: the required setback of this building is shown 10 ft. for the main portion of the building and 9 ft. 4 in. for the entrance portion because of its 8 in. projection; that his error was overlooked by the building department also and plans were approved with the error; that after completion of the house, the owner applied for a certificate of occupancy which has been refused because of an encroachment of the required setback—4½ in. at the north end of the main entrance part of the building and 6 in. at its south end; and

WHEREAS, the applicant contends that the main body of the building is actually set back by 10 ft. 5 in. at the north end and by 10 ft. 3½ in. at the south end; that the legal 10 ft. setback of the encroaching portion of this house in accordance with the zoning resolution would be an extreme hardship as the house is already completed and finished; that there are other buildings in the neighborhood which encroach the required setback by many feet (adjacent house No. 1878 and house No. 1868); that approval is requested for the existing location of the subject building in order to be granted a certificate of occupancy; and

WHEREAS, the applicant states that the present owner has held title to the property since March 30, 1954; that the assessed valuation of land is \$3,250 and of the building \$25,000 making a total of \$28,250; that the building was erected February 1, 1956; and

WHEREAS, the existing front yard is in substantial compliance for the average width; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area, to permit the existing building to remain with the front required setback of the dimension indicated on plans filed with this application, marked "Received July 2, 1956," 5 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

474-56-BZ

APPLICANT—Leonard Feldman, for Morris, Isidore, Irving E. and Martin W. Rosen, owners.

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than five motor vehicles.

PREMISES—1245-1257 Morris avenue, west side, 300 ft. north of East 167th street, Block 2450, Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard Feldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly .. 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to September 25, 1956, at the request of an objectant; no further request for adjournment; then laid over from September 25, 1956 to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, and class 1¼ height district; East 167th Street is in a business use; Morris avenue is in a business and residence use district; and East 169th street is in a business use district; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1956 acting on Alt. Applic. 289-56, reads:

"1. In a residence district the proposed parking lot for more than five cars is contrary to Sect. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 150 ft. frontage, by 100 ft. in depth, now vacant; that it is proposed to use said premises for a parking lot for more than five motor vehicles; and

WHEREAS, the applicant contends that the property which is the subject of this application for a variance, is located in a residential, B area district; that the area is densely populated, and there is a great need for parking facilities in order to aid in reducing the parking of automobiles on the adjacent streets; that except for street parking, there are no parking facilities of any kind available within a three-block radius of the subject premises; that the property is adjacent to a heavily travelled shopping area, to wit, 167th street, which greatly adds to the need for parking facilities in the area; that the property in question is presently vacant; that it is an eyesore in that to some degree it is used for dumping, without permission of the owner, apparently by some people in the neighborhood; that there is no constructive use for the property in question except for the maintenance of parking facilities; that the Board's attention is called to the fact that the lot is immediately adjacent to a fire house, and despite this fact, there are many cars parked on the street which run the risk of traffic violation because of the absence of parking facilities; that the presence of a parking lot would eliminate this inherently dangerous condition; that there should also be considered the fact that there are no parking facilities immediately available to the many multiple dwellings which line Morris avenue on both sides of the street; that it is proposed that the lot be leveled, graded and surfaced, if permission is granted for use as a parking lot, and that the proper fences will be erected thereon; and

WHEREAS, the applicant respectfully requests that the Board grant this application for a variation of Section 3 of the Zoning Resolution, under the authority vested in the Board by Section 7(h); and

WHEREAS, the applicant states that the present owner has held title to the property since March 27, 1950; that the assessed valuation of the land is \$25,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee

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recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of two years to permit the premises to be occupied for parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received July 6, 1956", 3 sheets, *on condition* that the plot shall be levelled substantially to the grade of Morris avenue and constructed and arranged as indicated on such plans; that there shall be erected on the rear lot line and side lot lines, where walls of adjoining buildings do not occur on the lot line, and on the street line where shown, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that the plot shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that curb cuts shall be restricted to one curb cut not over 17 ft. in width, including splays, to Morris avenue; that the opening in the fence on the building line shall be not over 14 ft. in width and shall be fitted with gates which shall be normally kept closed when the parking lot is not in operation; that under the terms of this variance the premises shall be used for no other use and no building shall be erected thereon except that there may be a building not over 100 sq. ft. in area and not over one story in height, of class three construction, solely for an office and shelter for the attendant; that signs shall be restricted to a permanent sign attached to the fence, not extending beyond the building line and not illuminated, advertising the parking and storage use and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 10 sq. ft. in area; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that a continuous wood bumper shall be maintained secured to the ground against the fences and a sufficient distance away from such fences to avoid damage thereto; and that all permits including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

497-56-BZ

APPLICANT—William J. Calise, for Michael De Matteo, owner.

SUBJECT—Application July 12, 1956 (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—294-296 East 3rd street, south side, 277 ft. east of Avenue C, Block 372, Lots 20 and 21, Borough of Manhattan.

APPEARANCES—

For Applicant: F. R. De Prenia.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly .. 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 3rd street are in a residence use, D area, class 1 height district; Avenue C and Avenue D are in a retail use, D area, class 1 height district;

and

WHEREAS, the decision of the borough superintendent, dated May 28, 1956 acting on Alt. Applic. 718-56, reads:

"1. Proposal to occupy subject premises, located in a Residence Use District, for parking for more than five (5) motor vehicles is contrary to Art. II Sect. 3 of the Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 44 ft. 11½ in. frontage by 105 ft. 9 in. in depth, now vacant; that it is proposed to use vacant lot for the parking of more than five motor vehicles; and

WHEREAS, the applicant states that the plot has an area of 4,754.55 sq. ft. and is bounded on the north by East 3rd street, on the east by a multiple dwelling in the same ownership, on the west by a multiple dwelling and on the south by the yard of a home for the aged now standing vacant; that it is believed that the home will be reoccupied after considerable renovation; and

WHEREAS, the applicant contends that on the north side of 3rd street between Avenues C and D there are 25 non-conforming stores and other uses, and on the south side, 12; that the nearest legal off street parking lot is 255 East 3rd street and there is a great demand for additional space in the neighborhood; that the owner has carefully considered the possibility of constructing a conforming use on this plot but came to the obvious conclusion that it would be entirely inappropriate and a total waste of money in this noisy, commercial district; that the only practical possibility appears to be the operation of a greatly needed off street parking lot; that the operation of this much needed parking lot on the subject site would be of great benefit to this congested area and could not harm the neighborhood in any way; and

WHEREAS, the applicant states that the present owner has held title to the property since April 24, 1956 and that the assessed valuation of land is \$13,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the parking of more than five motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received July 12, 1956", 2 sheets, *on condition* that all buildings and uses on the site shall be removed and the premises leveled substantially to the grade of East 3d street, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that such fence along the street building line may have an opening for entrance and egress not exceeding 12 ft. with curb cut opposite of similar width; that such opening shall be equipped with gates that shall be kept closed when the parking lot is not in operation; that such portable fire-fighting appliances shall be installed as the fire commissioner shall require; that during the term of this variance, the premises shall be used for no other use and no building erected thereon, except there may be erected a building not over 100 sq. ft. in area and one story in height, located adjacent to the entrance, where shown; that proper bumpers shall be maintained on all lot lines for protection to fence and abutting buildings; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

542-56-BZ

APPLICANT—William Calise, for Sanford Main Shopping Center, Inc., owner (Shell Oil Co., lessee).

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SUBJECT—Application July 19, 1956 (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection of a business sign on the roof of a building under construction.

PREMISES AFFECTED—41-70 Main street, southwest corner of Sanford avenue, Block 5121, Lot 23, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: William J. Calise.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly . . . 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Main street and Sanford avenue are in residence and restricted retail use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1956 acting on E.S. Applic. 47-56, reads:

"1. Proposed roof sign in a Restricted Retail Use District is contrary to Art. II Sec. 4-B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 251.31 ft. frontage by 247.75 ft. in depth, now occupied by a partially constructed building; that it is proposed to erect a business sign on the roof of building under construction; and

WHEREAS, the applicant states that the zoning was changed from business to restricted retail on October 13, 1953; and

WHEREAS, the applicant states that the proposed sign is a three dimensional sign constructed of plexiglass, on a plastic base, which will be structurally safe; that it will be 13 ft. in diameter, constructed in the shape of a shell emblem, illuminated from the inside with neon tubing and will be located above the roof; that the proposed sign will be a business sign of a type permitted within the restricted retail use district and will be located within such portion of the plot to be within the boundary of the restricted retail use district; that the sign will be a non-flashing business sign complying with the zoning resolution in all respects, except that it will be located on the roof of the building; that a larger business sign of a similar nature could be erected on the site if it were undeveloped, provided it was 10 ft. above grade and did not exceed 3 ft. in height; that this proposed sign is essential to the conduct of the owner's business; and

WHEREAS, the applicant contends that the Shell Oil Company has located its main divisional offices in this building, substantially removed from rapid transit facilities, and it is necessary that persons having business with the company be able to identify the building when approaching it from the north and south to facilitate the conduct of business and the Board is therefore requested to grant a variance for a term of 21 years, or so long as it is occupied by Shell Oil Company; and

WHEREAS, the application states that the present owner has held title to the property since May 18, 1955 and that the assessed valuation of land is \$86,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e, to permit the

erection and maintenance of the sign and sign structure, as proposed and indicated on plans filed with this application, marked "Received July 19, 1956", 4 sheets, on condition there shall be only two signs, one facing north and one facing south and none to the rear; that this variation shall continue only so long as such sign is used to advertise the tenant in the building, namely the Shell Gas Company; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

Adjourned: 1:35 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

258-37-A—Vol. II

APPLICANT—Edgewater Rest, Alice H. Finn, owner; Jane Boylan, former owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—35-55 223rd street, northeast corner of 37th avenue, Block 6192, Lot 60, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alice H. Finn and Edward S. Finn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 26, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 7, 1937, as thereafter amended by resolutions adopted through May 26, 1953 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted for a term of five years from the date of this amended resolution, to permit such occupancy; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 2830/52.)

153-54-A—Vol. II

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re increase in the number of persons on 2nd floor.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent April 26, 1956, on Alt. App. 392/56 reads:

"1. The proposed increase in the number of persons on the 2nd floor from 30 to 50 is contrary to Cal. No. 153-54-A."

and

WHEREAS, the applicant states the building is 2 stories, 24 ft. in height, 100 ft. by 50 ft. in area, Class 3 construction, erected in 1928 on a lot 100 ft. front by 100 ft. in depth, in a retail use, C area, Class 1¼ height districts; used and occupied since 1929: cellar—storage and boiler-room, 0 persons; 1st floor—retail stores, 20 persons; 2nd floor—factory (sewing) 30 persons. No change in use is proposed. The occupancy of the 2nd floor will be increased to 50 persons. The building is provided with one 5 ft. wide iron stairs, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors, leading direct to street and provided with ladder and scuttle to roof and one fire escape on the front extending to street by stair; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #16845 was issued August 8, 1955, against Alt. App. 1189/53, approved pursuant to variance granted by the Board under Cal. Nos. 152-54-BZ and 153-54-A, permitting the present occupancy; and

WHEREAS, the applicant states the building is equipped with a 5 ft. iron stair, enclosed with fire-retarded partition leading directly to street on Cruger avenue; that as a secondary means of egress there is a 45° counterbalanced stair at the extreme corner from the main exit; that access to the fire escape is from a door on 2nd floor; and

WHEREAS, the applicant states that under Cal. No. 153-54-A, Vol. I the Board permitted the change of use on 2nd floor from dancehall with an occupancy of 200 persons to manufacturing (sewing) with an occupancy of 30 persons; and

WHEREAS, the applicant states that the second floor occupied by a single tenant is now proposed to have its occupancy increased to fifty persons and that it is proposed to alter the stairhall platform by enlarging it to 5 ft. by 10 ft. 6 in. with properly fire-retarded partitions; that the allowable number of occupants for this altered stair would be 57; and

WHEREAS, the applicant contends that as the amount of occupants requested is less than can be accommodated on the primary means of egress and as the stair is actually 5 ft. wide instead of 3 ft. 8 in., the width upon which its capacity is calculated, it is requested to allow fifty occupants on the second floor, using the present means of egress as proposed to be altered in substantial compliance with the requirements of Section 270 of the Labor Law.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 23, 1954 by adding thereto:

"that in the event the owner desires to increase the occupancy of the second floor from thirty to fifty persons, as cited in the decision of the borough superintendent acting on Alt. App. 392/56, Objection No. 1, and proposes to make certain changes as above set forth, such additional occupancy may be permitted as now indicated on revised plans marked 'Received May 25, 1956' (4 sheets), as to the second floor, provided that the requirements of the resolution above cited shall be complied with where not inconsistent with this *amended* resolution."

56-56-A

APPLICANT—Sidney Daub, for Kohnert Realty Corp., owner.

SUBJECT—Application January 16, 1956—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 6, 1956, on Alt. Applic. 1866/55 reads:

"1. Provide two (2) means of egress for all floors including the cellar and 1st floor enclosed as required by law and leading directly to the street.

A fire escape is not acceptable as a means of egress from a factory building over five (5) stories high. Sect. 271 Labor Law."

and

WHEREAS, the applicant states that building is 8 stories, 105 ft. in height 50 ft. front by 100 ft. in area at first floor; 50 ft. by 90 ft. in area at typical floor, of fireproof construction, erected prior to 1913, located on a lot 50 ft. front by 100 ft. in depth in a unrestricted use, B area, class 2 height district and used and occupied as follows: cellar—boiler room and wood storage, one person; 1st floor—manufacturing wood toys, 10 persons; 2nd floor—manufacturing wood toys and office, 10 persons; 3rd floor—toy storage, one person; 4th floor—packing wood toys 5 persons; 5th floor—letter mailing service, 15 persons; 6th floor—manufacturing leather goods, 20 persons; 7th floor—packing wood toys, 10 persons; 8th floor—manufacturing wood toys, 5 persons; no change in use or occupancy is now proposed; the building is equipped with an approved standpipe system, an approved interior fire alarm system, and regular monthly fire drills are maintained; there is one 3 ft. wide interior steel and slate stairs fireproof enclosed, equipped with fireproof bulkhead and extending direct to street and one fireproof enclosed, equipped with fireproof self-closing doors and extending from roof bulkhead direct to street, and one fire escape located on the rear extending from roof bulkhead direct to street and one fire escape located on the rear extending to roof by stairs and to yard by stair, with egress through fireproof passage at cellar of No. 475 West Broadway, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation No. 5377 of 1955 was issued September 9, 1955 for violation of section 271 of the Labor Law, Rule 1.4 of the Factory Exit Rules of the Board in that cellar and 2nd to 8th floors were not provided with two legal means of egress and that the fire escape was not properly maintained; and

WHEREAS, the applicant states that the building is owned and used by a wood toy manufacturer with the exception of the 5th and 6th floors which are rented to other tenants; that on April 9, 1915 the State Labor Department issued violations to provide additional means of egress and to continue the exit stairs to the roof and to enclose all interior stairways; that Item 1 of the Labor Department's Order was submitted to the Board for consideration under Cal. No. 1552-17-S and the Board accepted the fire escapes with egress from lower termination connecting with the adjacent building to the north, No. 75 West Houston street; and that the Board under Cal. No. 832-18-S accepted the fire escape balconies located at the window sill levels and Alt. Applic. 295/18 was filed with and approved by the Department of Buildings to complete the work required by the Board; that the fire escapes in question are at the rear and have 4 ft. wide balconies with 22 in. wide 45° stairways

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from second story to the main roof of the building, and 5 ft. high guard rails on the outside of the balconies and stairways and 3 ft. high guard rails on the inside of the stairs and well openings; that the openings on the course of the fire escapes are provided with fireproof wire-glass automatic windows and 2 ft. wide fireproof wire-glass doors at sill level, with iron steps leading thereto; that egress from the second story level of the fire escapes no longer exist as the adjoining building has been demolished and a 45° 2 ft. wide stairway from a second story to the rear yard of No. 475 West Broadway has been provided with egress to the street by a 3 ft. wide fireproof passage through the cellar of No. 475 West Broadway leading direct to the street; that this fireproof passageway is required for egress from fire escapes on the rear of No. 475 West Broadway which is a tenement and has a 25 ft. by 30 ft. yard; that the primary means of egress in the building in question consists of a 3 ft. wide steel and slate stairway from first story to the roof with fireproof bulkhead enclosed in fireproof partitions throughout, equipped with fireproof self-closing doors, with egress to the street at first story through fireproof enclosed hallway; that exits from the cellar consist of a 3 ft. wide steel stairway at the north near the rear enclosed at cellar level with fireproof partitions equipped with fireproof self-closing door; that at the front of the cellar there is a 3 ft. 8 in. wide steel stairway leading to the sidewalk with sidewalk doors over same; it is proposed to remove any locking device from the under side of the sidewalk doors and to provide an easy opening device consisting of a torsion spring actuated slip bolt arranged with pull chain extending to within 4 ft. of the cellar floor; that no lock will be provided on these doors; that heating coils will be installed at the sides of the doors to prevent any freezing; that the stairway will be provided with a fireproof enclosure at the cellar level and the boiler room at the front will be separated from the stairway by a fireproof enclosure; that no manufacturing will be carried on in the cellar, which will be used for storage in connection with the business of manufacturing wood toys on the first story and the upper portions of the building; that there is installed in the cellar a perforated pipe system of sprinklers at the ceiling equipped with Fire Department siamese at sidewalk; the entire building is equipped with an approved standpipe system connected to a 3,500 gallon wood gravity tank located above the roof; that interior fire alarm system is provided throughout the building and monthly fire drills are maintained; and

WHEREAS, the applicant requests that the Board accept the existing fire escapes for the upper stories of the building and the present means of egress with their proposed improvements as cellar exits for the reason that no manufacturing will be conducted in the cellar and as the building is of fireproof construction throughout with a light occupancy; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 1866/55, Objection No. One and that the appeal be and it hereby is *granted*, to permit the continuation of the existing means of exit, as shown on plans filed with this appeal, marked "Received January 16, 1956" (5 sheets), *on condition* that the building shall not be increased in height or area; that the building and occupancy in all other respects shall comply with all laws, rules and regulations applicable thereto; that the sprinkler system, standpipe system, interior fire alarm system and fire drills shall be maintained in accordance with the requirements therefor; and *on the further condition* that the fire escape shall be repaired and maintained in good structural condition to satisfy the requirements of the Department of Buildings as to Violation 5377-55.

101-55-A

APPLICANT—Samuel Rosenblum, for 89 Nassau Street Corp., owner.

SUBJECT—Application February 4, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert

and Commissioner Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1955, on Alt. App. 1809-54 reads:

"3. Revised. A fire escape is not acceptable as a means of egress in a factory building over five (5) stories high. Provide two (2) means of egress from all floors including cellar and sub-cellar and leading directly to the street. Sect. 271 Labor Law."

and

WHEREAS, the applicant states the building is nine stories and penthouse, 116 ft. in height, 57 ft. 10 in. front by 110 ft. 3 in. in depth, of fireproof construction, erected 1891, located in an unrestricted use, B area, class 2½ height district, and used and occupied since 1891 as follows: sub-cellar—elevator machinery and storage, no persons; cellar—stores and restaurant, 100 persons; 1st floor—stores, 50 persons; 2nd floor—watch repairing, dentist, etc., 6 persons; 3rd floor—jewelry, stamps, and diamonds, 13 persons; 4th floor—diamonds, jewelry and watches, 12 persons; 5th floor—engraving, jewelry repairs, etc., 26 persons; 6th, 7th, 8th, 9th and penthouse floors—watch repairing, jewelry, etc., 24 persons on the 6th, 31 on the 7th, 28 on each of the 8th and 9th and 4 persons on the penthouse story; no change in use or occupancy is proposed; the building is equipped with an approved stand-pipe system, an approved interior fire alarm system and one interior 3 ft. 11 in. wide stairs of iron and marble leading from penthouse story direct to street and one fire escape extending to penthouse floor with egress from its lower termination by stair to yard level and thence through passageway at subway level and stairs to street; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation No. 3510-54 was issued by the Borough Superintendent May 27, 1954 for occupying the second to tenth floors for manufacturing, contrary to Certificate of Occupancy #17881 and for failure to provide two legal means of egress from each floor as required by Section 270 of the Labor Law; and

WHEREAS, upon prosecution had in the Court of Special Sessions on January 25, 1955, the matter was adjourned to March 29, 1955; and

WHEREAS, Certificate of Occupancy No. 17881-31, issued against Alt. App. 628-30 permits the following use and occupancy: sub-cellar—storage; cellar—stores and lunchroom, 100 persons; 1st floor—retail stores, 100 persons; mezzanine—office, 3 persons; 2nd floor—office and restaurant, 90 persons; 3rd to 10th floors—offices, 50 persons each floor; and

WHEREAS, the Board is in receipt of a Certificate dated July 20, 1956 from the Borough Superintendent, pursuant to Section 668, subd. C of the New York Charter that a stay in the prosecution of this violation would cause imminent peril to life and property in that the interior stair is not completely enclosed and the doors from tenants' spaces opening on same are of wood and glass; and that the second means of egress is through an exterior fire escape access to which is through occupied tenants' spaces (except on the 8th floor) and windows on the course of the fire escape are

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high off the floor and are not provided with iron steps leading thereto; and access to these windows is blocked by work benches and furniture and some of the doors were locked; and

WHEREAS, applicant states that under Cal. No. 734-25-S, acted upon by the Board, the conditions were stipulated as to exits and maintenance of occupancy; and the resolution provided that industrial occupancy throughout the building should be limited to 85 persons, restricted to the conduct of jewelry and watch repair and diamond setting; that this is the type of industrial occupancy maintained today; that the rest of the building is used for offices; that this appeal was from an order of the Fire Commissioner who had jurisdiction at that time, and the orders were similar in scope to the objections now raised by the Department of Buildings; and

WHEREAS, the applicant states that each floor is divided into small units, mainly individual offices with one or two persons in each unit; that while the building is classified as a factory building, actually the uses are closely akin to office uses; and

WHEREAS, the applicant contends that Certificate of Occupancy No. 17881 issued in 1931, against Alt. App. 628-30, should not have been issued as such Alt. Application involved only changes in stores on the first floor and in the cellar and stated that no work was involved above the first story and no change of occupancy was contemplated; and while the assertion was made that the floors were used for offices, such offices were actually in the category of jewelry trades and no change of occupancy was contemplated; and since no work was done above the first story, there was no necessity for a new Certificate of Occupancy; that at the time of issuance of such certificate no cognizance was taken of the resolution adopted by the Board under Cal. No. 734-25-S; that even after the issuance of such certificate the Fire Department records indicated that the building was used for factory purposes; that the whole difficulty now lies in the fact that the Bureau of Buildings issued a Certificate of Occupancy based on the misstatement of the occupancy, calling it offices when it was technically a factory confined to the jewelry trade within the purview of the resolution of the Board under Cal. 734-25-S; and

WHEREAS, the applicant states that the restaurant use on the second floor which was subject to action by the Board under Cal. No. 599-46-A has vacated the premises; and

WHEREAS, the applicant states that it is now the desire of the owner to maintain the conditions provided for in the resolution adopted by the Board under Cal. 734-25-S, the occupancy to be limited to that specified in the resolution as to the type of use and the number of occupants; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 1809/54, Objection No. 3 and that the appeal be and it hereby is *granted, on condition* that the means of exit shall be maintained substantially as proposed and as indicated on plans filed with this application marked "Received February 4, 1955" (6 sheets), as revised by plans marked "Received October 4, 1956", (2 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; and that a new Certificate of Occupancy shall be obtained.

352-56-A

APPLICANT—Millard Bresin, for Quadro Service Inc., owner.

SUBJECT—Application May 8, 1956—Appeal from a decision of the borough superintendent, re exits, live load, etc.

PREMISES AFFECTED—125-131 South 1st street, north side, 149 ft. 9 in. east of Berry street and 144-150 Grand

street, south side, 159 ft. 2 in. east of Berry street, Block 2392, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Millard Bresin and Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 1, 1956 on Alt. App. 562/56 reads:

"1. Provide 2 means of exit from all floors each bldg. in conformity with Sect. 270 of the Labor Law.

"2. A liveload of 50 lbs. per sq. ft. required for office occupancy."

and

WHEREAS, the applicant states that the existing buildings are one, three and four stories, 13, 35 and 46 ft. in height, of class 3 construction, 101 ft. 4¼ in. front by 200 ft. in depth at street level, 25 ft. and 25 ft. front by 36 ft. and 62 ft. 3 in. in depth, of class 3 construction, erected prior to 1901 and in 1926, located on a lot 101 ft. 4¼ in. front by 200 ft. in depth in an unrestricted, use, B area, class 1½ height district, and used and occupied since 1947 as follows: No. 150 Grand street and No. 129 to 131 South First street: 1st floor—manufacturing electric fixtures, 40 persons; no change in use or occupancy is proposed; No. 144 to 148 Grand street—cellar—boiler room, washroom and locker room; 1st floor—manufacturing electric fixtures, 10 persons; 2nd, 3rd and 4th floors—2 families each, proposed to be used and occupied as follows—cellar—boiler room, wash and locker rooms; 1st floor—factory, electric fixtures, 10 persons; 2nd floor—offices; 3rd floor—offices and lunchroom; 4th floor—offices and lunchroom; 5 persons on the 3rd floor; 4 persons on the 4th floor; No. 125 South 1st street—cellar—ordinary use; basement—file room; 1st floor—offices, 4 persons; 2nd floor—offices, 6 persons; 3rd floor—offices and lunchroom, 3 persons; proposed to be used and occupied as follows—cellar—to be filled in; basement—to be filled in; 1st floor—manufacturing of electric fixtures, number of persons not stated; 2nd floor—offices, 6 persons; 3rd floor—offices and lunch room, 3 persons; the buildings are equipped with two—3 ft. wide steel stairs enclosed in fire retarded partitions equipped with fireproof self-closing doors; the stair in the Grand street portion of the building extends to roof bulkhead; there is a ladder and scuttle to roof in the South 1st street building, in addition, there are two fire escapes, one on the Grand street front and one on the rear of the South 1st street building; the fire escape on the South 1st street building extends to roof by ladder; the Grand street fire escape extends to street by ladder; egress from the fire escape on the rear of the South 1st street building is over the roof of a one-story extension; windows and doors on the course of the fire escapes are not fireproof self-closing; and

WHEREAS, Certificate of Occupancy No. 44445, issued April 23, 1927 against N.B. App. 9153-26, for No. 150-152 Grand street describes the building as a one-story public garage; and

WHEREAS, Certificate of Occupancy No. 142358, issued January 11, 1955, against Alt. App. 1003-53, for premises No. 146-148 Grand street describes the building as an old law tenement, Class A and factory, of non-fireproof construction, one and four stories in height and permits the following use and occupancy—cellar—storage, boiler room and locker room; 1st floor—factory, 15 persons; 2nd, 3rd and 4th floors—2 families each; and

WHEREAS, the applicant states the premises are divided into three areas by fire walls; that the portion to the east running from South 1st street to Grand street is one story in height, constructed as a garage under N.B. App. 9153-26 for which Certificate of Occupancy No. 44445 was issued; that this building has been in use as a factory since 1943; that the portion at the southwest corner of the site fronting

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on South 1st street is one and three stories in height; the three story and basement and cellar portion is classified as an Old Law tenement but is now being occupied for offices and has been so occupied for the past ten years; it is proposed to fill in the cellar and basement of this building and change the use of the first floor to factory and the upper two floors for offices; that the portion of the building at the northwest corner of the site, fronting on Grand street, is a one and four story building, erected as an Old Law tenement; that under Alt. App. 1003-53, a one-story extension was added taking in the rear yard of the tenement and a 25 ft. by 100 ft. portion to the west; that this one story extension in the first floor of the tenement is used for factory purposes and the upper floors are occupied by six families, for which Certificate of Occupancy #142358 was issued; it is proposed to change the occupancy of the upper floors to offices; and

WHEREAS, the applicant contends as to Objection 1, issued by the borough superintendent, applying to the exits from the upper floors of the three and four story sections, that these upper floors will be used only for offices and the exits will comply with the Building Code for office occupancy and the Labor Law is applied only since these floors are part of a factory building; that the upper floors of the four story building on Grand street, 25 ft. by 62 ft. in area, are served by a 3 ft. wide steel stair leading directly to the street and extending to the roof bulkhead; stairhall partitions are fire retarded and all doors to stair hall are fireproof self closing; that the landings have tile floors and ceilings are fire retarded; that all doors leading from the floor areas will be 3 ft. wide, fireproof, self-closing; that in addition to the stairway there is, at the front of the building, a Multiple Dwelling type fire escape in good condition which will be maintained; that the upper floors of the 3-story building fronting on South 1st street are served by a wood stair; that it is proposed to install a new 3 ft. wide stair enclosed in a fire retarded enclosure in a continuous passageway leading directly to the street; that in addition to this proposed stair there exists a fire escape at the rear of the building terminating on the roof of the proposed extension; that this new roof will be concrete and will provide a safe landing place in case of an emergency, and it is therefore requested that the fire retarded stairways and fire escapes be accepted as exits in view of the low occupancy of the upper floors; and

WHEREAS, the applicant contends as to Objection 2 issued by the borough superintendent that the upper two floors of the three story portion on South 1st street are the only floors affected by this objection; that due to the low occupancy of these floors it is requested that the 40 lb. liveload be accepted as only 10 lbs. below that which is required for office use; and

WHEREAS, the applicant states that the material sprayed in the spray booths on the first floor are electric fixtures sprayed with enamel or lacquer; that these spray booths were installed under approved Alt. App. 1995-43 and have been installed according to the Rules of the Board and comply in all respects with the Board's rules and all other rules and regulations; that all spraying material is stored in a fireproof room vented to the outer air and equipped with a fireproof self-closing door; that approximately 300 gallons of enamel, lacquer, solvent and thinner are stored in this room; that the enamel and solvent have a flash point of 80°F and the lacquer and thinner have flash points of 45°F; and

WHEREAS, the applicant states that in addition to the egress proposed from the second story of the South 1st street building, a balcony and drop ladder will be provided to provide egress from the new roof of the one story extension to the street.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 562/56, Objection No. 1 and 2 and that

the appeal be and it hereby is *granted*, to permit the occupancy of the building as proposed and as indicated on plans filed with this appeal marked "Received October 9, 1956", (10 sheets), *on condition* that all the work as proposed including the filling in of existing cellars and basement except the cellar and basement of the former Old Law tenement on Grand street shall be carried out; that the means of exit from the South 1st street side of the building consisting of a balcony and drop ladder to street as means of exit from the rear fire escape from the former Old Law tenement facing South 1st street shall be maintained; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that such work requiring licenses from the Fire Commissioner shall be subject to such licenses which shall be obtained.

652-56-A

APPLICANT—Maurice Courland, for The Jewish Agency, Inc., owner.

SUBJECT—Application October 1, 1956—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—14-18 East 66th street, south side, 122 ft. west of Madison avenue, Block 1380, Lots 61, 62 and 63, Borough of Manhattan.

APPEARANCES—

For Applicant: Maurice Courland and Raphael H. Courland.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated October 15, 1956, on amendment to Alt. App. 1299/56 reads:

"Consideration of this objection was denied on 9/13/56. It will not be further considered."

and

WHEREAS, the decision of the borough superintendent dated September 13, 1956, on Alt. App. 1299/56 reads:

"Proposed alteration to bldg. is contrary to 4.2.1 B.C. since the tabular height limit of 4 stories or 50' is exceeded."

and

WHEREAS, this decision was superseded by decision of October 15, 1956, upon the filing of the following amendments on October 15, 1956:

"Herewith are filed Drawing #1 and Drawing #2, both Revised 10/15/56, to supersede Drawing #1 and Drawing #2, both of 8-27-56.

Also filed herewith is a new Specification Sheet to supersede previous Spec. Sheet.

Reconsideration is requested on the following objections:

No. 1 Proposed alteration to building is contrary to 4.2.1 B.C. since the tabular height limit is exceeded."

and

WHEREAS, the applicant states the premises consist of three buildings each 25 ft. front, 4 stories, basement and cellar, 58 ft. in height, of Class 3 construction, erected about 1890; and

WHEREAS, the applicant states #14 East 66th street is used and occupied as a 2-family dwelling with cooking on the premises and not more than 15 sleeping rooms in the building pursuant to Certificate of Occupancy #15139 issued against Alt. App. 4011/29; and

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WHEREAS, the applicant states that #16 East 66th street is used and occupied: cellar—boiler room and storage; basement to 4th floors, inclusive, executive offices, pursuant to B.N. App. 2623/44, approved December 26, 1944 and work completed January 1945; that No. 18 East 66th street is similar to Nos. 14 and 16 and apparently has been used and occupied the same as #16 East 66th street; and

WHEREAS, the applicant states that it is proposed to combine the three buildings into one and erect a new 6 ft. 10 in. extension at the front to the building line and install an additional (6th) story; to raise the first tier at street grade of steel and reinforced concrete, Class I construction and delete the old basement story and set in its stead a new first floor; to raise the second tier 2 ft. 6 in. and reconstruct it of steel and reinforced concrete in Class I construction; to replace the present fifth tier (roof beams) with steel joists of Class 2 construction; to replace the existing wood stairs and elevator with new fireproof stairs and elevators, all of Class I construction from cellar to roof; to sub-divide floors for proposed use; to ventilate the entire building according to the building code and to use and occupy the combined building as follows: cellar—accessory nonstorage garage, boiler room and stockroom; basement—car loading berth, cafeteria, library and lecture hall; 1st floor—library and offices; 2nd, 3rd, 4th, 5th and 6th floors—administrative offices, 45 persons per floor; and

WHEREAS, the applicant states the proposed construction actually introduces a higher degree of fire resistance in places where none presently exists than is required under the provisions of the Building Code; that the entire cellar and first floor will be of Class I construction; that all stair and elevator hall exits and lobbies to the street will be placed within regions of fire-resistivity greatly superior to that of Class 3 construction; that the two lower floors will afford a shorter path to safety from smoke and fire for occupants of the upper floors than would be the case if the entire building were of Class 3 construction; that the new roof tier and present sixth tier (old roof) will be of Class 2 construction; that the occupants of the top floor will be protected against fire to a greater degree than ordinary Class 3 construction would provide; and

WHEREAS, the applicant contends that compliance with the Code would impose a severe financial hardship upon the owner, an eleemosynary institution; and

WHEREAS, the applicant therefore requests the modification of the borough superintendent's decision so as to permit the construction and alterations of the buildings as herein proposed and indicated on plans filed herewith.

Resolved, that the decision of the borough superintendent, dated September 13, 1956 and October 15, 1956, acting on Amendment to Alt. App. 1299/56 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the consolidation of three existing buildings and increase in coverage by constructing a new front to the street line and an additional story to the building, substantially as proposed and as indicated on plans filed with this appeal marked "Received October 1, 1956", (2 sheets), and October 15, 1956", (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the building shall not be increased in height or area further than what is now proposed.

132-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Polish Falcons Nest 265, Inc., owner. (Becker & Assael Sportswear, Inc., lessee.)

SUBJECT—Application for consideration—reopening as Vol. II for change of occupancy of street floor—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 25 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Zachary Wyshnemsky.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure and set for hearing November 14, 1956.

THE VOTE

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.

SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health, re cellar bakery.

PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn, applicant having vacated premises.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

259-56-A

APPLICANT—Albert E. Wheeler, for Edward Neuman de Vegvard, owner.

SUBJECT—Application March 26, 1956—filed pursuant to section 35 General City Law re premises in bed of mapped street—Sycamore avenue.

PREMISES AFFECTED—5255 Sycamore, west side, 162.09 ft. south of West 254th street, Block 3420, Lot 498, Borough of The Bronx.

APPEARANCES—

For Applicant: Albert E. Wheeler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent, re non-fireproof building, commercial use, exits, etc.

PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 2 P. M., for inspection and decision; hearing closed.

1545-39-BZ

APPLICANT—Peggy Cooney, for Vincent Tusa, owner.

SUBJECT—Application for consideration—reopening for amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of a gasoline service station.

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PREMISES AFFECTED—2063-2079 Stillwell avenue and 2602-2618 86th street, southeast corner, Block 7092, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snaekenberg.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 14, 1940, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on July 16, 1940; and

WHEREAS, the resolution was amended on March 12, 1946; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 14, 1940, as amended by resolutions adopted through March 12, 1946, by adding the following:

"that there may be two post standards, each for supporting a sign which may be illuminated, advertising only the brand of gasoline sold, which signs may extend beyond the building line not more than 4 feet, as indicated on revised plan marked "Received September 26, 1956", (1 sheet), and as acted on by the borough superintendent under ES 533/56, denied September 5, 1956; and that in all other respects the resolutions above cited shall be complied with."

585-41-BZ—Vol. II

APPLICANT—Thomas A. Fitzpatrick, for Fitzpatrick's Enterprises, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-02 to 109-12 Roekaway Beach boulevard and 201-209 Beach 109th street, northwest corner, Block 653, Lot 12, Roekaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Paul P. Fitzpatrick.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the term of variance was extended on June 10, 1947 as Vol. II; and

WHEREAS, time to obtain permits and complete the work was extended on December 5, 1950; and

WHEREAS, the term of variance was further extended from time to time and last extended on May 3, 1955; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 10, 1947, as

thereafter amended by resolutions adopted through May 3, 1955 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." Mise. App. 2582/47.)

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schiff, owners. (Waverly Parking Place, lessee).

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on November 14, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 2, 1952; and

WHEREAS, the term of variance was extended from time to time and last extended on January 4, 1955; and

WHEREAS, the resolution was amended from time to time and last amended on May 8, 1956; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 9, 1952, as thereafter amended by resolution adopted May 8, 1956, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 1347/50)

781-45-BZ

APPLICANT—Lama, Proskauer and Prober, for John Oplanden, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, auto repair shop and auto showroom.

MINUTES

PREMISES AFFECTED—115-06 to 115-18 101st avenue and 101-02 to 101-08 116th street, southwest corner, Block 9433, Lots 3 and 5, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 21, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 25, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 21, 1946, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statements by the applicant that plans have been approved by the Department of Buildings, that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1407/45)

602-48-BZ

APPLICANT—Andrew McCormack, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 25, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the use of an existing building as a six-car garage, for a term of years.

PREMISES AFFECTED—8-10 Ford street, west side, 41 ft. 9 in. south of Carroll street, Block 1415, Lots 32 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew McCormack.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on December 12, 1950 and October 25, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1948, as thereafter *amended* by resolutions adopted through October 25, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required and a certificate of occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 940/48; 3376/56)

118-54-BZ

APPLICANT—Sound View Fireproofing Construction Company, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence, retail and business use district, the continuation of existing gasoline service station and accessory uses, and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicle (previously used as a junk yard); and the continuation of storage of contractor's equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractor's equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close avenues, Block 3648, Lots 20 and 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Gluskin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954, on certain conditions; and

WHEREAS, the resolution was amended on May 15, 1956; and

WHEREAS, time to obtain permits and complete the work was extended on July 6, 1955 and May 15, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, as thereafter *amend* by resolutions adopted through May 15, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required and a certificate of occupancy shall be obtained and all work completed within nine months from the date of this *amended* resolution." (Alt. 55/54 N.B. 41/54 and 42/54.)

881-54-BZ

APPLICANT—Charles M. Spindler, for Shell Oil Co. new owner; Bon Ami Holding Corp., former owner.

SUBJECT—Application for consideration—reopening for amendment as to change of location of tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f, 7i and 7A of the zoning resolution, permitting in the business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, motor vehicle repairs, storage and sale of accessories and office with an entrance (curb cut) nearer the residence use district than is permitted and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 3, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 3, 1955, only as to the gasoline storage tanks and the time in which to complete the work, by adding the following:

"that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks, which may be located where shown on revised plans marked 'Received September 13, 1956', (1 sheet); that in all other respects the resolution above cited shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. 3260/54)

718-49-BZ—Vol. IV

APPLICANT—Dominick Schirripa, for Bernard I. Taub, owner (86th Street Car Wash, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. IV for additional use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on this property) and sale of used cars, to motor vehicle repairs, auto body and fender repairs, auto upholstery, parking and storage of more than five cars.

PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred Licaro.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

483-50-BZ—Vol. IV

APPLICANT—Samuel Carr, for Levkay Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district, the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Carr

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD— Application reopened as Vol. IV subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

115-32-SA

APPLICANT—Wayne Home Equipment Company, Inc., owner.

SUBJECT—Application for consideration—reopening for report as to additional trade name—Wayne Oil Burner, Model OM and K; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

440-39-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report as to additional models—re USG Asphalt and Asbestos Cement Roofing Materials; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD— Application reopened as Vol. II for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

1036-41-SM—Vol. II

APPLICANT—American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II for report as to additional model—re American Radiator and Standard Sanitary Corp., HF-12302 or F-575 Vitreous China Flushing Rim Dental Lavatory with Integral Vacuum Breaker; previously approved.

APPEARANCES—

For Applicant: Robert C. Seaman.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

647-48-SA—Vol. II

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional trade name—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

283-50-SA—Vol. II

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application for consideration—reopening for report as to additional trade name—re ABC Oil Burner, Models 62 and 64; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

359-50-SA—Vol. II

APPLICANT—Altorfer Bros. Company, owner.
SUBJECT—Application for consideration—re opening as Vol. II for report as to additional model and additional trade name—re Home Laundry Automatic Washer, Models 50 and 53; previously approved.

APPEARANCES—

For Applicant: John Albeck and Leslie B. Veader.

ACTION OF BOARD—Application reopened as Vol. II for test and report of additional model and as to trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

105-55-SA

APPLICANT—Thatcher Furnace Company, owner.
SUBJECT—Application for consideration—reopening as Vol. II for report as to additional models—re Thatcher Oil Burner, Models 532-70, 532-100 and 532-140, for heating homes, garages, filling stations or similar spaces, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, for report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

545-55-SA—Vol. II

APPLICANT—Samuel Stamping & Enameling Company, owner.
SUBJECT—Application for consideration—reopening as Vol. II for report as to additional models—re Samco or

Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

547-55-SA—Vol. II

APPLICANT—Samuel Stamping & Enameling Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II for report as to additional models—re Samco or Chef's Delight Lower Oven Apartment Size Gas Ranges, Models 3120 and 3220; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, for report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

81-56-SM

APPLICANT—Haslett Chute and Conveyor Co., owner.
SUBJECT—Application aJnuary 31, 1956—Haslett Chute and Conveyor Co., Bottom Hinged Intake Doors for Aluminum Laundry Chutes, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn in view of the action by the Board on Cal. No. 84-56-SM.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 4:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

THE BUILDING LAWS

NOW ON SALE

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK published in four volumes, amended to September, 1955, are now ON SALE AT THE CITY RECORD OFFICE, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, N. Y. 7. Each volume contains a Table of Contents indicating what matters appear in each one of the four volumes.

The prices are as follows: One Dollar and Fifty Cents each for Volumes Nos. I, II and IV (\$1.65 each by mail); and One Dollar for Volume III (\$1.15 by Mail). The price for the complete set of four volumes is Five Dollars and Fifty Cents (\$6 by mail).

We require PAYMENT IN ADVANCE. Make check payable to the Supervisor of The City Record.

WILLIAM VIERTTEL, Supervisor of The City Record.

RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943;
Amended Oct. 14, 1955, Effective Nov. 10, 1955;
and Amended June 4, 1956, effective July 2, 1956.
(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

University of Illinois Library
Serials Unit
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

NOV 28 1956

UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 45

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitchall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to October 30, 1956

Cal. No. Dept. Premises Affected

716-56-BZ—B.B.—771-779 East 49th street, east side, 100 ft. north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn, Alt. 4592-55—re area excessive.

717-56-A—B.B.—771-779 East 49th street, east side, 100 ft. north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn, Alt. 4592-55—re exits; fire wall.

718-56-BZ—B.R.—741 Forest avenue, northwest corner of North Burgher avenue, Block 183, Lot 52, West Brighton, Borough of Richmond, N.B. 720-56—re gasoline service station, repair shop—retail use district.

719-56-BZ—B.R.—2525 Victory boulevard, northwest corner of Willowbrook road, Block 1521, Lot 1, Port Richmond, Borough of Richmond, N.B. 732-56—re gasoline service station, repair shop—retail and residence use district.

720-56-SA—Holiday No. 60 Gas Boiler, Models 4-60, 5-60, 6-60, 7-60, 8-60, 10-60 and 12-60, manufactured by Burnham Corp., Boiler Division, Appliance.

721-56-SM—Thorobond (bonding agent), manufactured by Standard Dry Wall Products, Material.

722-56-BZ—B.Bx.—Northwest corner of Grand avenue and West 176th street, Block 2867, Lot 98, Borough of The Bronx, Alt. 887-56—re parking and storage of motor vehicles—residence use district.

723-56-SM—Barrett Insulating Sheathing (exterior sheathing), manufactured by Allied Chemical and Dye Corp., Barrett Division, Material.

724-56-BZ—B.Q.—42-42 Francis Lewis boulevard, east side, 62.29 ft. south of 42nd road, Block 5373, Lot 26 (26 and 29), Bayside, Borough of Queens, N.B. 3547-56—re gasoline service station, lubritorium, car wash, minor repairs, office, parking of cars awaiting service, etc.; entrances; ground sign.

725-56-BZ—B.Q.—82-06 Astoria boulevard, southeast corner of 82nd street, Block 1094, Lot 1, Jackson Heights, Borough of Queens, N.B. 329-56—re gasoline service station, repair shop (minor), parking of motor vehicles awaiting service, etc., local retail use district; show windows, curb cuts, etc.

726-56-BZ—B.Q.—4801-4817 Beach Channel drive, south side, from Beach 48th to Beach 49th streets, 339-365 48th street and 340-366 Beach 49th street, Block 372, Lots 20, 23, 25, 31, 35, 45, Far Rockaway, Borough of Queens, N.B. 3684-56—re tennis courts (public), office and apartment for owner—residence use district.

727-56-BZ—B.Bx.—2526-2534 Williamsbridge road, east side, 273.39 ft. north of Mace avenue and 2527-2533 Hone

avenue, Block 4450, Lot 8, Borough of The Bronx, N.B. 1668-56—re gasoline service station, office, sales, lubritorium, parking of cars, etc.—local retail and residence use district.

728-56-BZ—B.Q.—67-53 to 67-61 Woodhaven boulevard (67-55 official) and 85-02 to 85-10 67th drive, southeast corner, Block 3147, Lot 6, Middle Village, Borough of Queens, N.B. 3654-56—re gasoline service station, lubritorium, repairs, car wash, parking and storage, office, etc.—residence use district.

729-56-BZ—B.Q.—166-02 to 166-04 65th avenue and 65-01 to 65-09 166th street, southeast corner, Block 6907, Lot 33, Flushing, Borough of Queens, Alt. 1832-56—re business use in residence use district.

730-56-BZ—B.Q.—2-44 149th street, west side, 247.98 ft. north of 3rd avenue, Block 4467, Lot 24, Whitestone, Borough of Queens, Alt. 1484-56—re G-1 area district—side yard, etc.—residence use district.

731-56-BZ—B.B.—2592-2594 Flatbush avenue and 4202-4224 Hendrickson place, northwest corner and 2333-2343 Hendrickson street, Block 8590, Lots 133 and 569, Borough of Brooklyn, N.B. 1373-56—re auto laundry (automatic) and simonizing room—business and residence use district.

732-56-BZ—B.B.—2302-2318 65th street and 1409-1425 West 5th street, southeast corner, Block 6580, Lots 1 and 6, Borough of Brooklyn, N.B. 1760-56—re gasoline service station, lubritorium, minor repairs, parking of cars, etc.; show windows, entrances, signs, etc.—business use district.

733-56-BZ—B.Bx.—283 East 164th street, northwest corner of College avenue, Block 2432, Lot 19, Borough of The Bronx, Alt. 797-56—re parking lot—residence use district.

734-56-BZ—B.B.—1010-1034 McDonald avenue and 34-40 Lawrence avenue, southwest corner and 15-21 Parkville avenue, Block 5441, Lots 22, 28 and 31, Borough of Brooklyn, N.B. 2009-56—re gasoline service station, minor repairs, sales, etc.; show windows, etc.—business and residence use district.

Restored to Docket

1016-39-SM—Vol. IV—Gold Bond Fibre Insulation Sheathing, Sizes $\frac{1}{2}$ " x 4' x 8'; 25/32" x 4' x 8' square edges and 25/32" x 2' x 8' V-edges, manufactured by National Gypsum Company, Material.

547-50-SM—Gold Bond Thermoacoustic (reopened for report as to proposed change of construction), manufactured by National Gypsum Company, Material.

459-45-SM—Truscon Steel Double Hung Series 138 and 145 (reopened for report as to change in model numbers), manufactured by Truscon Steel Division, Republic Steel Corp., Material.

746-38-SA—Vol. II—Bennett Pumps for Motor Fuels, Models 748 and 749 (reopened for report as to additional

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models), manufactured by John Wood Company, Bennett Pump Division, Appliance.

1224-39-SM—Vol. II—Sloan Vacuum Breaker, Models V-177-A and V-177-AC (prevention of back syphonage), manufactured by Sloan Valve Company, Material.

77-52-BZ—B.M.—98 Monroe street and 12 Pelham street, southeast corner, Block 255, Lot 41, Borough of Manhattan, Amendment to Alt. 987-54—re storage of trucks—residence use district.

31-51-BZ—Vol. II—B.Bx.—2425 Sedgwick avenue, west side, 639.30 ft. northeast corner of Landing road and Major Deegan boulevard, Block 3236, Lot 193, Borough of The Bronx, Alt. 212-56—re parking lot for more than five motor vehicles—residence use district.

4-53-BZ—Vol. II—B.Bx.—Southeast corner St. Raymonds avenue and Williamsbridge road and 2703 East Tremont avenue, Block 4076, Lot 18 and part of Lot 6, Borough of The Bronx, N.B. 1785-56—re gasoline service station, car washing, office, parking and storage of more than 5 motor vehicles—retail use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules ...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets: Protective Methods to Prevent Contamination of Water Supply) ..	June 5, 1956—Vol. 41, No. 23
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36

	Last Publication
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36 ^a

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25: By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 7, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing Wednesday morning, November 7, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application reopened July 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lot 24, Borough of The Bronx.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars.

PREMISES AFFECTED—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

346-55-BZ

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—re (decision of the borough superintendent) under sections 7c and 7a of the zoning resolution, to permit in a business use district, proposed extension of building and openings between adjacent parts of buildings; new extension to be used for machine shop and welding and storage of acetylene and oxygen bottles; new storage space to be used for the parking of 3 trucks.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

347-55-A

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

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SUBJECT—Application May 3, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Paterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

1015-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Daniel and Mildred Gallo, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing non-storage garage for more than 5 motor vehicles and gasoline service station, lubricatorium, minor auto repairs and car washing, to include brake work, wheel alignment, storage room, office, sales, parking and storage of motor vehicles, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—81-01 to 81-15 (81-11 official) 41st avenue and 40-47 to 40-53 81st street, northeast corner, Block 1492, Lots 35 and 37, Elmhurst, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

93-56-BZ

APPLICANT—Charles M. Spindler, for Saul and Herman Shapiro, owners.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed reconstruction of present gasoline service station and use of premises for gasoline service, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service; proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—4002-4014 Avenue U and 2001-2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed.

256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Costango Ramieri, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia place, east side, 248 ft. north of State street and 26-28 Willow street, Block 259, Lot 15, Borough of Brooklyn.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector; no further requests for adjournment considered.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector; no further requests for adjournment considered.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector's representative; no further request for adjournment considered.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

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PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

Laid over from September 11, 1956 to October 2, 1956, at the request of an objector; no further request for adjournment; then to October 30, 1956, for inspection and decision; hearing closed; then to November 7, 1956, for applicant to file revised plans showing the arrangement of the first floor and fencing around parking area.

317-33-BZ—Vol. II

APPLICANT—Ervin Palmer, for Dickel Construction Co., owner (Arnold Lowenstein, lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, proposed extension of the roof of lubritorium, which is contrary to resolution of Board of Standards and Appeals Cal. No. 317-33-BZ.

PREMISES AFFECTED—139-01 to 139-21 Jamaica avenue and 139-02 to 139-18 89th avenue, northeast corner, Block 9673, Lot 1, Jamaica, Borough of Queens.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

676-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district proposed change of use of auto showroom, office, parking of more than 5 motor vehicles, sale and display of more than 5 new and used cars, garage for not more than 5 motor vehicles, to auto showroom, offices, parking of more than 5 motor vehicles, sale and display of more than 5 used cars and motor vehicle repairs.

PREMISES AFFECTED—208-24 Northern boulevard and 45-02 to 45-10 Oceanic street, southwest corner, Block 7305, Lot 50, Bayside, Borough of Queens.

1018-55-BZ

APPLICANT—Robert Gottlieb, for Rose K. Lyons, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—133-135 West 165th street and 1059-1066 Ogden avenue, northwest corner, Block 2514, Lot 1, Borough of The Bronx.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owners.

SUBJECT—Application February 16, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

438-56-BZ

APPLICANT—Jane Nicastri, owner.

SUBJECT—Application June 14, 1956 (re decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3143-3145 East Tremont avenue, northeast corner of Baisley avenue, Block 5311, Lots 16 and 17, Borough of The Bronx.

274-26-BZ—Vol. II

APPLICANT—Jane Nicastri, owner.

SUBJECT—Application reopened July 3, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed extension of a existing commercial building in the residence use district portion of the plot.

PREMISES AFFECTED—3349-3357 East Tremont avenue, north side, 70 ft. east of Baisley avenue, Block 5311, Lot 7, Borough of The Bronx.

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568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

451-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss and Benjamin Braunstein, trustees (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of a vacant lot for parking and storage of motor vehicles.

PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 7, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 7, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

314-56-A

APPLICANT—Manhattan Beach Community Group, Inc., for Neighboring Property owners.

OWNERS OF PREMISES—West End Homes Inc.

SUBJECT—Application April 16, 1956—Appeal from a decision of the borough superintendent re revocation of Permits N.B. 2665-55 and N.B. 2666-55—zoning matter, re side and rear yards.

PREMISES AFFECTED—Oriental boulevard, south side, from Beaumont to Coleridge streets, 207 Beaumont street and 208 Coleridge street, Block 7516, Lots 1615 and 1623, Borough of Brooklyn.

510-56-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.

SUBJECT—Application July 3, 1956—Appeal from a decision of the borough superintendent—re siamese connection—sprinkler system.

PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lot 336, Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 14, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans; then to November 14, 1956, at the request of the applicant's representative to submit revised plans; hearing previously closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

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SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiano, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

Laid over from October 9, 1956 to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed; then to November 14, 1956, at the request of applicant to file further revised plans and new decision of the borough superintendent.

115-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Iovine, owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from office, storage of roofer's materials and equipment, office, lunch room, automobile wrecking yard, parking and storage of

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more than 5 cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas.

PREMISES AFFECTED—5283-5291 Kings Highway, east side, 60 ft. 9¾ in. north of Preston court, Block 7949, Lots 20 and 23, Borough of Brooklyn.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

Laid over from October 30, 1956 to November 14, 1956, for inspection if necessary and decision; hearing closed.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

Laid over from October 30, 1956 to November 14, 1956, at request of attorney for objectors, applicant concurring.

632-19-BZ—Vol. II

APPLICANT—Roe and Kramer, for Du Mont Broadcasting Corp., owner (Sutton Terrace Garage, Inc., lessee).

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change from garage on 1st floor and commercial use on upper floor, to garage for more than 5 cars in the entire building.

PREMISES AFFECTED—215-217 East 67th street, north side, 275 ft. ½ in. east of 3rd avenue, Block 1422, Lot 12, Borough of Manhattan.

797-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a business and retail use district, proposed reconstruction of the existing gasoline service station, extension of lot and change of use to gasoline service station, lubritorium, store, minor auto repairs, car washing, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—24-40 Remsen avenue and 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn.

3-29-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Edward J. Macaluso, owner.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, E-1 area district, the proposed extension of a gasoline service station, as granted by the Board under Cal. 3-29-BZ on May 28, 1929, to include office, sales, car wash, lubritorium and motor vehicle repairs, proposed extension has less than 15 ft. rear yard as required.

PREMISES AFFECTED—920 Hylan boulevard, south side, 120 ft. east of Linwood avenue, Block 3266, Lot 7, Grasmere, Borough of Richmond.

326-41-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and William H. Healy, for Margharita Boccia, owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed continued use of a frame building for 7 car garage.

PREMISES AFFECTED—2222 Homecrest avenue, west side, 180 ft. south of Avenue V, Block 7372, Lot 16, Borough of Brooklyn.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

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740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.
SUBJECT—Application October 4, 1954—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37. Borough of Brooklyn.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.
SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.
PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4 $\frac{5}{8}$ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

91-55-BZ—Vol. II

APPLICANT—Larry Meltzer, for Mace Service Stations, Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, garage for more than 5 motor vehicles, greasing, car washing and auto repairs.
PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

219-55-BZ

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application March 18, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district the occupancy of a frame building for a factory use (manufacture of aluminum grille doors).

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

549-56-A

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application July 24, 1956—Appeal from a decision of the borough superintendent re use of frame building for business.

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146.01 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

1019-55-BZ

APPLICANT—Andrew Di Camillo, for Joseph J. Carlucci, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to a 3 story building, using more than the area permitted.

PREMISES AFFECTED—7204 13th avenue, west side, 20 ft. south of 72nd street, Block 6188, Lot 39, Borough of Brooklyn.

273-56-BZ

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.

SUBJECT—Application April 13, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district, the change

of use from factory use on the first floor, extending the area permitted for manufacturing use and the erection of a 1 story extension.

PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

274-56-A

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re exits, etc.

PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

374-56-BZ

APPLICANT—Moritz Simon, for H and A Realty Corp., owner (Harold Amateau, lessee).

SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7b and 7A of the zoning resolution, to permit in a residence and local retail use district the change of occupancy and alteration of an existing old law tenement, with extension within 75 ft. of residence use district.

PREMISES AFFECTED—55 East 115th street, north side, 84 ft. east of Madison avenue, Block 1621, Lot 24, Borough of Manhattan.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael, Anisello and Concetta Rusciano, owners.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.

PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

428-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.

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SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office, accessory motor vehicle repair shop, storage and parking of more than 5 motor vehicles all in conjunction with a taxi cab business.
PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution to permit in a retail zone and partly in a residence zone the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit the location of a business entrance within 75 ft. of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

706-56-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application October 18, 1956—re (decision of the borough superintendent) pursuant to section 9A of the zoning resolution, for a variation of sections 8C and 9A of the zoning resolution, to permit in a Class 3/4 height district, the erection of a portion of a proposed building in excess of the height permitted by section 8(c) of the zoning resolution, within two miles of a designated airport.

PREMISES AFFECTED—138-20 31st road, southwest corner of 140th street, Block 4374, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

NOVEMBER 14, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 14, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

208-56-SM

APPLICANT—Coralux Corporation of New Jersey, owner.

SUBJECT—Application February 20, 1956—Coralux Acoustical Plaster.

317-55-SA

APPLICANT—Almo Laboratories Company, Inc., owner.

SUBJECT—Application April 14, 1955—Rinsrator, Model R-3 Injector Unit (for injecting wetting agent into final sterilizing rinse water).

57-54-SA

APPLICANT—Calray Distributors Inc., agent for Hastings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heatwell Round Head Conversion Burner, Models MXO-10 and MXO-13 (gas fired).

740-55-SA

APPLICANT—George W. Kamin for Cribben & Sexton Co., owner (I. Neil Thompson, agent).

SUBJECT—Application August 1, 1955—Universal Insulated Console Type Domestic Gas Ranges, Models 7905, 7906, 8018, 8019, 8020, 8022, 8023, 8204, 8205, 8304, 9116, 9117, 9118, 9123, 9124, 9304, 9305, 7909, 8029, 8030, 8035, 8206, 8307, 9127, 9130, 9131, 9132 and 9309.

730-55-SA

APPLICANT—Synchronous Flame Inc., owner.

SUBJECT—Application September 2, 1955—Syncro-Flame Combination Gas Oil Burner, Models SF 10E, 20E, 30E, 40E, 60E, 80E, 100E; Gas Burner Models SF 10EG, 20EG, 30EG, 40EG, 60EG, 80EG, 100EG, SF150, 300, 400 and Oil Burner Models, SF10EO, 20EO, 30EO, 40EO, 60EO, 80EO and 100EO.

32-56-SA

APPLICANT—Philan, Inc., agent, for Columbus Coated Fabrics Corp., owner.

SUBJECT—Application January 3, 1956—Guard Vinyl Wall Covering.

862-54-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner.

SUBJECT—Application November 8, 1954—Bennett Pumping Unit, Model 70 and Bennett Island Dispensers, Models 952, 953, 962, 963, 972, 973, 982, 983 and 74-RL, 749-RC.

383-56-SM

APPLICANT—Greenline Metal Products, Inc., owner.

SUBJECT—Application May 10, 1956—Greenline Emergency Release (lock release) Model F-2.

389-52-SM—Vol. II

APPLICANT—Tectum Corporation, owner.

SUBJECT—Application for consideration—reopened January 4, 1955 for amendment to consider additional roof plank and tile, Models P-200, P-250, P-300, T-200-32, T-250-32, T-300-32 and T-300-48—re Tectum Roof Plank (incombustible) Models A-2 and A-3; previously approved.

904-54-SM

APPLICANT—Inland Steel Products Company, owner.

SUBJECT—Application for consideration—reopened March 13, 1956 for amendment to resolution as to additional sections of Cellufloor and the use of this material as a component part of a three hour floor construction—re Cellufloor (cellular steel oor panels); previously approved.

52-56-SA

APPLICANT—Acme National Sales Company, Inc., owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional gas range Model RO-5G—re Acme Refrigerator-Range (gas fired), Model RG5F; previously approved.

360-50-SA

APPLICANT—ABC Oil Burner, owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade names, Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB-55A—re Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heat Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55. The Hess Company, Hess Oil Burner, Model 55. Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55. Utica Radiator Corporation, Utica Oil Burner, Model 55. Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ. The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700,

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592-700, 595-705 and 592-705 and by the Timken Silent Automatic Divisions of Timken Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Models 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company, under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A, Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 38M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

1105-48-SA

APPLICANT—ABC Oil Burner, Corp., owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade name of U. S. Solar Flame Oil Burner. Model 52A—re Cities Service Oil Burner Model CS 52A, Luxaire Oil Burner Model 52A, Moncrief Oil Burner Model 52A, Kalmazoo Oil Burner Model 52A, Meyer Oil Burner Model 52A, Dowagiac Oil Burner Model 52A, Comforts Zone Oil Burner Model 52A, Solar Flame Oil Burner Model 2, Lieblich Oil Burner 2L6 and Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner Model 52A, Kleen-Heat Oil Burner Model 77A, Norge Oil Burner Model COB-12 Burnham Oil Burner Model 52A, International Economy Oil Burner, Silent Automatic Models OCE-14, OCE-25 and OCE-35, Crane Line Oil Burner Models 4872, 4888, 7872 and 7888, Jackson and Church Poweroil Model JC-52A and the Armstrong Oil Burner Model D-6-1 and C-6-2 and Silent Automatic Oil Burner Models 14-COA, 25-COA and 35-COA; previously approved.

72-52-SA

APPLICANT—J. A. Flynn for Todd Shipyards Corp., owner (Combustion Eq. Div.).

SUBJECT—Application for consideration—reopened October 4, 1955 for amendment to resolution as to additional models and sizes of Todd Oil Burners, Models BPMAH, BPAM, PAH, BPA, BA and B—Re Todd Rotary Oil Burners, Types PAVL and PAVH; previously approved.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.

SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.

PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

132-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Polish Falcons Nest 265, Inc., owner (Becker and Assael Sportswear, Inc., lessee).

SUBJECT—Application reopened October 23, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—change of occupancy of 1st floor to restaurant, bar, cabaret, dance and loading platforms.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 25 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

620-56-A

APPLICANT—Joseph E. Herman, Borough Superintendent. OWNER OF PREMISES—Cinetech Co., Inc.

SUBJECT—Application September 18, 1956—Revocation of Certificate of Occupancy 46038 issued re Alt. 1560-51.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. 2½ in. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

965-54-A

APPLICANT—William J. Griffin and John J. Carroll, for Vito Cosentino, owner.

SUBJECT—Application December 21, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4609 8th avenue, east side, 60 ft. 2 in. south of 46th street, Block 760, Lot 5, Borough of Brooklyn.

604-55-A

APPLICANT—Max Horn, for George Cooke, owner (Arthur W. Maling, lessee).

SUBJECT—Application July 19, 1955—Appeal from a decision of the borough superintendent—re trailer camp construction—height of floor, sanitary drain, etc.

PREMISES AFFECTED—134-26 157th street, west side, 230 ft. south of 134th avenue, Block 12295, Lot 19, Jamaica, Borough of Queens.

503-56-A

APPLICANT—Burke, Green and Groh, for Nonajan Holding Corp., owner.

SUBJECT—Application June 29, 1956—Appeal from a decision of the borough superintendent, review of decision on zoning matter.

PREMISES AFFECTED—26-03, 26-11 and 26-17 Bell boulevard, northeast corner of 27th avenue and southeast corner of 26th avenue and 214-11 27th avenue, north side, 92.99 ft. east of Bell boulevard, Block 6003, Lots, 1, 7, 59 and 62, Bayside, Borough of Queens.

987-55-A

APPLICANT—Dorothy Clover, Neighboring Property Owner.

OWNER OF PREMISES—Hanco Realty and Finance Corp. (Taft Cleaners and Dyers, Inc., lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy.

PREMISES AFFECTED—461 Forest avenue, northwest corner of Hoyt avenue, Block 136, Lot 49, Randall Manor, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 20, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

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SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered; then to November 20, 1956, for inspection and decision; hearing closed.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring; then to November 20, 1956, for inspection and decision; hearing closed.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubricatorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed; then to October 30, 1956, for further consideration by the Board; then to November 20, 1956, for Park Department to furnish plan of grass plot fenced and location of proposed entrance; and for further consideration.

100-47-BZ

APPLICANT—Gabriel Nathan, for Robert Wallis, owner.

SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the extension to existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

519-56-A

APPLICANT—Gabriel Nathan, for Robert Wallis, owner.

SUBJECT—Application June 26, 1956—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 171(1) and 172 (1) of the Multiple Dwelling Law re height, bulk and legal yard required at rear.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sec-

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tions 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

810-26-BZ—Vol. III

APPLICANT—H. M. Karson, for Duncan-Church Company, Inc., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use district proposed extension of existing building and change of use from glass and toy manufacture and paper storage to factory use for ironing and pressing of laundry.

PREMISES AFFECTED—2376-2390 McDonald avenue and 33-49 Village road South, northwest corner, Block 7146, Lots 49 and 50, Borough of Brooklyn.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

544-55-BZ—Vol. IV

APPLICANT—Siegel and Green, for All States Holding Corp., owner.

SUBJECT—Application reopened July 26, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use as offices and showroom, of a 5 story building of class 1 constructional required stairs not on same lot.

PREMISES AFFECTED—418-422 54th street, south side, 294 ft. east of 1st avenue, Block 1365, part of Lot 13, Borough of Manhattan.

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles and sale of new and used cars.

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant, bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-82 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—reframe building, business use.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.

PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

247-56-BZ

APPLICANT—J. Berman, for John and Irene Steven, owners.

SUBJECT—Application March 21, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.

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PREMISES AFFECTED—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.

255-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, parking and storage of motor vehicles, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan.

297-56-BZ

APPLICANT—Julius S. Rapson, for Nicholas J. Stravino, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.

PREMISES AFFECTED—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.

492-56-BZ

APPLICANT—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.

PREMISES AFFECTED—3400-3408 Baychester avenue and 2001-2021 Tillotsen avenue, northeast corner and 3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 20, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon November 20, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1014-54-SA

APPLICANT—The Bica Company, owner.

SUBJECT—Application December 17, 1954—Sonic Ray Heaters (gas-fired) Models D, F, T, AD, AF and AT.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

668-55-A

APPLICANT—Hurley and Hughes, for Chase Manhattan Bank, owner.

SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

640-55-A

APPLICANT—Bassons Industries Corp., owner.

SUBJECT—Application June 23, 1955—Appeal from a decision re an order of the fire commissioner—re storage of Benzoyl Peroxide—provide cabinet or vault, etc.

PREMISES AFFECTED—1424-1434 West Farms road, east side, 35 ft. north of Jennings street, Block 3017, Lot 60, Borough of The Bronx.

356-56-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES—Burton Corp. (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent re Elevator Application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

460-56-A

APPLICANT—Seymour A. Mitteldorf, and U. and H. Company, owner.

SUBJECT—Application June 22, 1956—Appeal from a decision of the borough superintendent—re plastic light diffuser ceiling.

PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 27, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 27, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

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PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, to await the decision of the court as to violations and for further inspection; hearing closed.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h, and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, Block 6236, Lot 23, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morganroth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service

station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; applicant to submit statement to the Board as to the purpose for which the site was purchased.

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

CALENDAR

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail use, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

Laid over from October 30, 1956, to November 27, 1956, for inspection and decision; hearing closed.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic) minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

77-52-BZ

APPLICANT—Joseph B. Koppelman, for Jacob Scheiner, owner.

SUBJECT—Application reopened October 30, 1956 for consideration as to extension of term of variance—expired June 8, 1956 and new owner—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of owner's three trailer trucks, for a term of years.

PREMISES AFFECTED—98 Monroe street and 12 Pelham street, southeast corner, Block 255, Lot 41, Borough of Manhattan.

602-51-BZ—Vol. IV

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of a loading platform in parking lot; proposed installation of ice machine and cooling tower on roof of west building; proposed relocation of two gasoline tanks and pump from inside of building to parking lot and proposed omission of west portion of proposed extension which is contrary to resolution of the Board of Standards and Appeals Cal. 602-51-BZ—Vol. III.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

390-55-BZ

APPLICANT—A. H. Salkowitz, for Sonjul Realty Co., Inc., owner.

SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed increase in the percentage of the plot occupied, by the elimination of open yard space.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Groton street, Block 3200, Lot 33, Forest Hills, Borough of Queens.

61-54-A

APPLICANT—John T. Kelleher, Borough Superintendent for Department of Buildings.

OWNER OF PREMISES—Sonjul Realty Co., Inc.

SUBJECT—Application January 29, 1954—Revocation of Certificate of Occupancy Q76789-51 issued re Alt. 1727-51.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Groton street (1st floor); Block 3200, Lot 33, Forest Hills, Borough of Queens.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx.

839-55-BZ

APPLICANT—Fred C. Dahlem, for Ralph Acampora, owner (Henrietta Taylor, lessee).

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of the parking and storage of motor vehicles from the business into the residence portion of the plot.

PREMISES AFFECTED—32 Nagle avenue, north side, 277 ft. east of Broadway and 620 West 196th street, Block 2172, part of Lot 68, Borough of Manhattan.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

1003-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hammer Food Products Corp., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in an unrestricted, and residence use, C area district, the extension of an existing building, to include uses of boiler room, soda bottling plant, storage of boxes and bottles, garage for not more than 5 motor vehicles, driveway, loading and unloading platform and office; proposed extension to exceed the permitted area.

CALENDAR

PREMISES AFFECTED—3216-3218 (3198 displayed)
Atlantic avenue and 2-24 Fountain avenue, southwest corner, Block 4154, Lot 45, Borough of Brooklyn.

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

289-56-BZ

APPLICANT—Carl H. Salminen, for Joseph J. Crupi, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the proposed erection of a 1 story building to be occupied as office, showroom, storage and welding of aluminum and steel windows and manufacturing; building to occupy more of the area than permitted.

PREMISES AFFECTED—45-42 162nd street, west side, 400 ft. south of 45th avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

295-56-BZ

APPLICANT—Andrew Di Camillo, for Frederick J. McLaughlin, Sr., Frederick J. McLaughlin, Jr. and Gerard McLaughlin, owners.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, the proposed extension to the first story, of an existing building, using more than the area permitted.

PREMISES AFFECTED—8225 3rd avenue and 301 83rd street, northeast corner, Block 6007, Lot 5, Borough of Brooklyn.

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application April 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.

PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

355-56-BZ

APPLICANT—Herman E. Horwood, for Ernest La Porte, Patrick Mattia and Anthony Poveromo, owners.

SUBJECT—Application May 3, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district proposed extension of storage and parking of more than 5 motor vehicles and storage and sale of used cars.

PREMISES AFFECTED—984-998 East 180th street and 2081-2099 Bryant avenue southwest corner, Block 3132, Lot 35, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 27, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

35-51-SA

APPLICANT—Carrier Corporation, owner.

SUBJECT—Application December 29, 1950—Carrier Corporation Automatic Ice Maker, 26 Series.

531-56-SM

APPLICANT—Russell, Burdsall and Ward Bolt and Nut Company, owner.

SUBJECT—Application June 27, 1956—Empire (E) High Strength Bolts for Structural Steel Connections.

1041-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corporation, owner.

SUBJECT—Application December 31, 1955—Washex Syntomat, Models P-65 and P-100 (for dry cleaning units using perchlorethylene, non-combustible solvent).

1039-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corporation, owner.

SUBJECT—Application December 31, 1955—Washex Tube Filters, Models 2000, 3000, 5000, 7000, 10,000 and 15,000.

633-55-SM

APPLICANT—Columbia Acoustics and Fireproofing Co., for United States Mineral Wool Company, owner.

SUBJECT—Application July 27, 1955—Cafco Spray or Spray Don (sprayed insulation).

150-56-SM

APPLICANT—Wilray Metal Fabricators, Inc., owner.

SUBJECT—Application February 1, 1956—Wilray Paint Storage Cabinets.

1029-55-SM

APPLICANT—Matthew J. Langert, owner.

SUBJECT—Application December 19, 1955—Matthew J. Langert Rope Hitching Device for Swing Scaffolds (two point suspension).

642-56-SM

APPLICANT—Protectoseal Company, owner.

SUBJECT—Application August 20, 1956—Protectoseal Storage Cabinet, Model 5545 (for storage of flammable liquids).

208-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.

SUBJECT—Application for consideration—reopened March 1, 1955 for amendment of resolution as to extension of use of approved couplings—re Dresser Couplings and Fittings, Styles 38, 65 and 90; previously approved.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.

CALENDAR

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.

PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 4, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building; then

Laid over from October 23, 1956, to December 4, 1956, for further consideration as to school proposed for adjacent block.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto re-

pairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then, to October 23, 1956, for inspection and decision; then to December 4, 1956, at the request of the applicant.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

Laid over from October 30, 1956, to December 4, 1956, for inspection and decision; hearing closed; applicant to file revised plans and new decision of the borough superintendent.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956, pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 30, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 16, 1956, were approved as printed in the Bulletin of October 23, 1956, Vol. 41, No. 43.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: W. L. Nemcik.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, at 10 A. M. at request of attorney for objectors, applicant concurring.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for Park Department to furnish plan of grass plot fenced and location of proposed entrance; and for further consideration; hearing previously closed.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. to await the decision of the court as to violations and for further inspection; hearing closed.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. to await the decision of the court as to violations and for further inspection; hearing closed.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, southwest corner, Block 6236, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner and Pat Copertino.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Edward Hoffman, for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A.M. for applicant to file revised plans showing grades and treatment; hearing previously closed.

MINUTES

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district, the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Marty Lipschutz.

For Opposition: Myron Krieger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 7, 1956, at 10 A.M. for applicant to file revised plans showing the arrangement of the first floor and fencing around parking area; hearing previously closed.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-311 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Abraham Abramson, William C. Mattison, Albin Russmann, Walter Fallon and John A. Long.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for inspection and decision; hearing closed.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for Jack Brause and Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956, as Vol. II to consider new proposal—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing and parking of cars awaiting service.

PREMISES AFFECTED—1102-1110 Metcalf avenue and 1661-1669 Watson avenue, northeast corner, Block 3747, Lot 88, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: M. Sattler, Maria De Leonadis and Vincent Betondo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over for full vote of the Board, date to be set; hearing previously closed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the proposed parking lot.

PREMISES AFFECTED—1638—8th avenue, west side, 110 ft. 5 in. north of Prospect place, Block 1112, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Joseph Dellamonica.

For Opposition: Edwin J. Day, Elizabeth Housel, Mrs. M. V. Kestler, Catherine Day, Frank J. O'Shea and Andres Candelaria.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for inspection and decision; hearing closed.

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Romanelli.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Larry Fisher.

For Opposition: Adrian P. Driggs and Edward Hoffman for City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956, at 10 A. M. for inspection and decision; hearing closed.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morganroth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station,

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lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue, and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Frank R. Butler, Rudolph Cohan and John Ferolito.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to submit statement to the Board as to the purpose for which the site was purchased.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama and P. E. DiVernieri.

For Opposition: Carl Horowitz, James C. and Dorothy L. Harriott, Louise B. Rader, Natalie Longhi and Carlo Librandi.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to file revised plans and new decision of the borough superintendent.

263-56-BZ

APPLICANT—Charles A. Buckley Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for applicant to file revised plans showing grades and treatment; hearing previously closed.

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Kweller.

For Opposition: John Spinelli, Edward S. Lentol, Robert I. Greenberg and Max Wiener.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Louis V. Viola and Morris Hyshiver.

For Opposition: Joseph B. Franklin.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—(decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf and Ingram S. Carver.

For Opposition: Thomas D. Lloyd, Seymour Dornfeld, Mary McCarthy, Thomas C. Rizzo and Gerald S. Walsh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

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APPEARANCES—

For Applicant: Paul Friedman.
For Opposition: Samuel Bodian for Park Dept.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to November 27, 1956,
at 10 A. M. for inspection and decision; hearing closed.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Bloch-
ner, owner.
SUBJECT—Application June 26, 1956—(decision of the
borough superintendent) under section 7h of the zoning
resolution, to permit in a local retail and residence use
district, the parking and storage of more than 5 motor
vehicles.
PREMISES AFFECTED—1172 Castle Hill avenue, east
side, 53.06 ft. south of Gleason avenue, Block 3820, Lots
5, 6 and 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.
For Opposition: David Vorhaus and Max Nussbaum.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to November 27, 1956,
at 10 A. M. for inspection and decision; hearing closed.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St.
Peters, owner (Esso Standard Oil Co., purchaser under
contract).
SUBJECT—Application September 5, 1956—(decision of
the borough superintendent) under sections 7c, 7e, 7f and
7i of the zoning resolution, to permit in a residence, retail
and restricted retail, D area district a gasoline service
station, lubritorium, auto laundry (non automatic), minor
auto repair shop with hand tools only and parking of
motor vehicles awaiting service for a term of 15 years.
PREMISES AFFECTED—2511 Westchester avenue,
northwest corner of St. Peters avenue, Block 3980, Lot 1,
Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch and Rev. Leslie Lang.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Build-
ings.
ACTION OF BOARD—Laid over to November 27, 1956,
at 10 A. M. for inspection and decision; hearing closed.

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison,
owner.
SUBJECT—Application reopened May 29, 1956 as Vol. II
—re (decision of the borough superintendent) under sec-
tions 7e and 7h of the zoning resolution, to permit for a
term of fifteen years in a local retail use district, the
erection of a gasoline service station and the accessory
uses of minor motor vehicle repairs and parking of cars
waiting service (previously denied by the Board under
Sec. 21 of the Zoning Resolution).
PREMISES AFFECTED—118-02 to 118-12 Merrick bou-
levard, southwest corner of 118th avenue, Block 12371,
Lot 324, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Build-
ings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keat-
ing and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on
May 29, 1956 subject to regular procedure; and
WHEREAS, a public hearing was held on this application
on September 25, 1956 after due notice by publication in
the Bulletin; laid over to October 16, 1956, for inspection
and decision; hearing closed; then to October 23, 1956, for
further consideration; then to October 30, 1956, for further
consideration and decision; and

WHEREAS, the district maps accompanying the zoning
resolution show that the site is in a local retail use, D
area, class ½ height district; Merrick boulevard is in resi-
dence, local retail and retail use, D area, class ½ height
districts; 118th avenue is in local retail and residence use,
D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent,
dated April 16, 1956 acting on N.B. Applic. 1163-56, reads:

"1. The use of the premises as a gasoline service
station, lubritorium, car washing (non-automatic),
minor repairs with hand tools only, office, sales and
storage of auto accessories and parking of more than
five cars waiting to be serviced in a Local Retail Use
District is contrary to Art. II Sec. 4-c of Zoning
Resolution."

and

WHEREAS, the applicant states that the premises consist of
a plot, 114.56 ft. frontage by 100 ft. in depth, now vacant,
except for billboards, and a search in the department of
buildings failed to disclose any permit or other approval
for said signs; that it is proposed to erect and maintain
for a stated term of fifteen years, a parkway type gasoline
service station and accessory uses; and

WHEREAS, the applicant states that as of July 25, 1916
the property was zoned as a business use and one times
height district; that the present local retail designation
became effective on January 21, 1947 and the present class
½ height designation became effective June 30, 1952; that
the area designation has not been changed since July 25
1916 and no zoning amendment relating to this property is
pending at the present time; and

WHEREAS, the applicant states that on November 27, 1934
the Board under Cal. No. 215-34-BZ, Volume I denied an
application under section 21 of the zoning resolution to
permit in a business use district the erection and mainte-
nance of a gasoline service station at the subject premises;
that on a certiorari to review the Board's determination the
Board was sustained, Matter of Jamaica Savings Bank,
N. Y. L. J. May 11, 1935, Motion for reargument denied,
N. Y. L. J. December 3, 1935; affirmed, Appellate Divi-
sion, Second Department, N. Y. L. J. May 15, 1936; and

WHEREAS, the applicant states that the instant application
differs materially and substantially from the previously
denied application in the following respects: that the basis
of appeal is different in that the previous application was
made and heard under section 21, under which practical
difficulties or unnecessary hardships must be proven within
the meaning of Otto v. Steinhilber, the leading case on the
subject, whereas the instant application is based upon sections
7e and 7h under which the criteria of proof required is
substantially different; that the instant application is for a
stated term of fifteen years whereas the previous application
was for a grant in perpetuity; that it is now proposed to
construct a parkway type accessory building with gable
roof and to confine all accessory uses such as lubritorium,
non-automatic auto washing, minor repairs with hand tools
only, within the building; that previously the application
was for a small building to be used only for office and
lavatory, with two open grease pits and lifts; that there
was no provision made previously for any fencing or land-
scaping to protect and buffer adjoining properties; that it is
now proposed to construct a 5 ft. 6 in. high brick fence wall
along the rear building line, as a continuation of the un-
pierced rear wall of the proposed building, and extending
along the 118th avenue frontage for a distance of 65 ft.;
that the instant application also proposes a 5 ft. wide seeded
and landscaped area protected by a 6 in. by 8 in. concrete

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curb adjacent to the proposed fence wall and also along the southerly building line; that as to curb cuts, the previous application proposed two curb cut entrances of undisclosed dimension on 118th avenue and two curb cut entrances on Merrick boulevard; that two curb cuts of 30 ft. each are now proposed on Merrick boulevard and one curb cut along 118th avenue 20 ft. in width, located within 25 ft. of Merrick boulevard; and

WHEREAS, the applicant contends that there is no economic demand for the development of the premises with a conforming store use as existing store facilities are adequate for the neighborhood, the residential portion of which is developed with one and two family houses, so that there is no future residential development to provide adequate support for additional stores; that furthermore, St. Albans hospital, which occupies an extensive area on the easterly side of Merrick boulevard, precludes any possible residential support for stores; that Merrick boulevard is a heavily travelled thoroughfare and as such is unsuitable for residence development; that there is an economic demand for the development of the subject premises with a gasoline service station as it is located along Merrick boulevard which sustains a substantial volume of automotive traffic; and

WHEREAS, the applicant further contends that the proposed use will not adversely affect the neighborhood; that the balance of the block front is zoned for local retail use and the nearby properties to the south on Merrick boulevard are developed with stores on the 1st floor with dwellings above, except that the immediately adjacent building is a one story store used as a laundry and cleaning store, with an unpierced wall facing the subject premises; that the property opposite the subject premises to the north is also zoned as local retail and is developed with a two story store and residence; that the adjoining property to the west is developed with a residence, which is to be buffered by a 5 ft. 6 in. high brick fence wall; that the properties on the easterly side of Merrick boulevard opposite the subject premises will not be adversely affected as Merrick boulevard is 100 ft. wide at this point with the U. S. Naval Hospital occupying the entire frontage along this portion of the boulevard, the buildings of which are set back almost 100 ft. from the street line behind a 12 ft. high woven wire enclosure with no exit or entrance on Merrick boulevard; that the proposed use would furnish more light and ventilation to nearby properties than a conforming use since the proposed building, one story, 13 ft. in height, will occupy an area of 1815 sq. ft. while a conforming use could occupy an area of 6733 sq. ft. and could be constructed to a height of 50 ft.; that the proposed use will promote traffic safety as the proposed building, set back from the intersection, will provide clear visibility to traffic at the corner; and

WHEREAS, the applicant states that the present owner has held title to the property since January 5, 1956 and that the assessed valuation of land is \$7,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of 15 years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received May 7, 1956" (4 sheets), and "August 24, 1956" (one sheet), *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of Merrick boulevard and shall be constructed and arranged as indicated on plans above cited; that the accessory building shall be of the design and arrangement as shown, without cellar; that there shall be no windows in the rear wall of the building; that pumps of

a low approved type shall be located as shown, with none nearer than 15 ft. to the street building line of Merrick boulevard; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that along the lot line from the accessory building to 118th avenue there shall be erected a masonry wall faced with face brick to a total height of not less than 5 ft. 6 in.; that a similar wall shall be erected along the building line of 118th avenue for a distance of approximately 65 ft.; that against such walls there shall be planting areas, where shown; that along the southerly lot line a similar wall shall be constructed for the full depth of the lot where adjoining buildings do not occur on the lot line with planting area where shown; that curb cuts shall be restricted to two curb cuts to Merrick boulevard, where shown, each not over 30 ft. in width, and one curb cut to 118th avenue within the first 25 ft. from the intersection, such curb cut to be not more than 20 ft. in width; that at the intersection there shall be erected a block of concrete extending for a distance of 5 ft. from the intersection along either street line and not less than 12 inches in height; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing within the accessory building with hand tools for adjustments; that under Section 7h for a similar term there may be parking of cars awaiting service provided such parking is on spaces where the parking will not interfere with the servicing of the station; that signs shall be restricted to permanent signs attached to the facade of the accessory building, excluding all roof signs and temporary signs, and to the illuminated globes of the pumps and permitting the erection of a post standard within the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign, at right angles to Merrick boulevard, to extend beyond the building line for a distance of not over 4 ft.; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. and H. H. Karsten, owners.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence use district, the conversion of a public garage to factory use.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 7, 1956 subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 30, 1956, for inspection and decision; and for applicant to file revised plans covering the two proposed occupancies; hearing closed; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site and Waterbury avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 9, 1955 acting on Alt. Applic. 1130-55, reads:

"1. Proposed factory in a residence use district is contrary to Art. II, Sect. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 83.07 ft. in depth, on which is located a garage for more than five motor vehicles; that it is proposed to permit conversion of public garage, to factory uses; and

WHEREAS, the applicant states that at the time of the erection of the building this site was in a business use district and adjacent Zerega avenue was in an unrestricted use district; that the entire section was in a 1½ height class and C area; that on April 26, 1945 the use, height and area designations were changed into a more restrictive classification; that the northwesterly part of the block along Westchester avenue was designated as retail use, the rest as residence; that all was changed into class 1 height and D area, which designations are in force at this date; and

WHEREAS, the applicant states that the building was erected as a public garage for more than five motor vehicles under variance granted by the Board under Cal. No. 298-22-BZ and N.B. Applic. 286 of 1923; that the building consists of one story and cellar; that the cellar is of fireproof construction, the 1st floor has brick walls and is of a non-fireproof, class 3 construction; that certificate of occupancy No. 1168 issued August 4, 1923 is still in force and effect; and

WHEREAS, the applicant further states that the building, from the date of its erection in 1923 until March 1946 was occupied as a public garage for more than five motor vehicles; that due to the uninhabited and unprogressive conditions of the immediate vicinity, the financial status of the property was never sound; that on June 12, 1946 the property was sold to David Kaye and Nathan Miller and the latter purchased the property to convert the building into a factory; that an application was filed with the Board to make possible such a conversion under Cal. No. 1086-46-BZ on December 23, 1946; that these owners, to safeguard the vacant property while awaiting the decision of the Board, tried to keep the building boarded up, but vandalism was so rampant that on November 26, 1946 the building department placed violation U.B. 415-1946 against the premises; that the vandals even dug up and stole two 550 gallon gasoline storage tanks, which were replaced under F.P. No. 1097-47 on or about July 20, 1947; that the Board at its regular meeting on March 4, 1947 granted a variance on the application of the use district for a term of five years to permit the existing building to be occupied as proposed (as a factory for manufacture of fluorescent fixtures); that the costs of alterations and installation of necessary equipment required an investment of \$25,000 which had to be amortized in 4½ years, due to the time element imposed by the Board, in addition to the investment of \$48,000, the cost of said property; that it was evident that such a move would have been foolhardy from a financial point of view and therefore Mr. Kaye and Mr. Miller sold the property; that on May 26, 1947 the present owners located at 2336 Hermany avenue, The Bronx, purchased the property; that they contemplated maintaining their milk bottling distribution plant at 2338 Hermany avenue and to use the premises at Waterbury avenue as a garage for more than five motor vehicles to store and repair motor vehicles owned and operated by themselves exclusively, to store milk products in refrigerators and to maintain offices and stockrooms; that the adjacent 50 ft. by 83 ft. yard was to be used as a parking lot for employees only; and

WHEREAS, the applicant further states that on November 7, 1947 an application for a variance was filed with the Board and on December 2, 1947 the Board acted upon the application by reopening Cal. No. 1086-46-BZ, Vol. II; that shortly after this variance was granted, the owners

met with serious financial reverses and had to liquidate all their business; that the property at 2333-2345 remained as a public garage for more than five motor vehicles; that this property was then, in 1949, placed for sale without any results to date; that there were a few buyers who could have used it for manufacturing purposes, but the risk of not being able to obtain a variance from the Board drove away all the purchasers; that therefore the last five years, the Karstens not only cannot get any financial return on their investment but have to sustain additional heavy losses to maintain the property, pay taxes, interest on the mortgage and meet mortgage amortizations in order not to lose more by a foreclosure; that finally the Karstens are forced to seek relief of their hardship from the Board; and

WHEREAS, the applicant contends that in 1953, ten out of 27 owners of properties in the affected area, within 400 ft. on each side of the premises let their properties be foreclosed by the city for non-payment of taxes; that most of the block in which the site is located consists of rubbish dumping grounds; that only one new venture was added in this area since 1923, and it is a gas station on the southeast corner of Havemeyer and Westchester avenues; that home seekers do not care for the rubbish filled-in land and the general character of the surrounding environment, which further proves that the environment is not conducive to residential use; that it is doubtful whether the official change in designation in the use, height or area will change the situation when a time element of 33 years and a subway station nearby, failed to bring improvement; that in fact, Munn avenue in the rear of the premises and Waterbury avenue east of Zerega avenue are still only mapped, but not cut through avenues; and

WHEREAS, the applicant states that the present owner has held title to the property since May 26, 1947; that the assessed valuation of land is \$12,000 and of the building \$36,000 making a total of \$48,000; that the building was erected August 4, 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 4, 1947, as thereafter amended by resolution adopted on June 22, 1948, by adding thereto:

"that in the event the new owners desire to change the use of the building from garage to factory for the occupancy by the Kampco Co. for the manufacturing, mixing and packing of ingredients for terrazzo and concrete flooring and American Zyloptic Co. Inc., for the manufacture of optical supplies, including plastic frames for lenses; that such occupancy may be permitted under section 7c *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto, including the requirements of the State Labor Law, and to permit the use of the portion of the premises now unbuilt upon for the parking and storage of employees' cars, with a curb cut on Waterbury avenue with a ramp down to the existing lower grade; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution."

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Koss, owners.

SUBJECT—Application reopened October 2, 1956 for consideration as to time to complete, expired May 10, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, permitting for a term of twenty years, in a residence use district, the erection and maintenance of a business structure (stored) and permitting the parking of patrons' and employees' motor

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vehicles on unbuilt portion of plot (previously withdrawn re, permit the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 45, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, on May 10, 1955, this application (Vol. II) was granted by the Board on certain conditions, under section 7e of the zoning resolution, to permit in a residence use district, for a term of twenty years, the erection and maintenance of a business structure (stores) and to permit the parking of patrons' and employees' motor vehicles on unbuilt upon portion of the plot (previously withdrawn), re, permit the erection and maintenance of a gasoline service station; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on October 2, 1956 and set for hearing on October 30, 1956 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated August 27, 1956 acting on N.B. Applic. 2866-54, reads:

"1. Amendment to extend approval more than one year is contrary to Bd. of Stds. and Appeals Resolution 623-53-BZ, Vol. II, dated May 10, 1955, Bulletin #20, Vol. XL and is referred back to the Board for reconsideration."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 10, 1955, only so far as it refers to obtaining permits and the completion of the work so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution." (N.B. App. 2866-54.)

919-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 2, 1956 for consideration as to extension of term of variance, expired May 29, 1956—re (decision of the borough superintendent) previously granted on condition under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station, lubritorium, car washing, sales training room, storage and office and permitting ground signs and permitting distance from intersection.

PREMISES AFFECTED—69-02 to 69-20 Northern boulevard and 33-01 to 33-09 69th street, southeast corner and 33-02 to 33-10 70th street, Block 1242, Lot 1, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, on May 29, 1951 this application was granted by the Board on certain conditions, under sections 7c and 7A of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, to be used as a gasoline service station, lubritorium, car washing, sales training room, storage and office, and to permit ground signs, and to permit curb cuts more than the permitted distance from the intersection; and

WHEREAS, time to obtain permits and complete the work was extended on May 27, 1952 and May 9, 1953; and

WHEREAS, the resolution was amended on October 14, 1953; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on May 29, 1956; and

WHEREAS, this application was reopened on October 2, 1956 and set for hearing on October 30, 1956 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and a copy of certificate of occupancy in effect to May 29, 1956; and

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated September 27, 1956 acting on Alt. Applic. 1319-55, reads:

"1. Proposed extension of time for variance granted for parking and storage of motor vehicles for an additional 5 years is contrary to Article II Section 4-46 as premises is used as a gasoline service station and premises is in a business use district. Variance granted by Board of Standards and Appeals for 5 years has now expired."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1951, as amended by resolution adopted December 13, 1955, only so far as it refers to the term of the variance as to the use of the premises for parking and accessory uses, so that as amended this portion of the resolution shall read:

"that there may be parking of cars awaiting to be serviced, or having been serviced; such parking to be in spaces indicated toward the north of the plot; and that such parking shall be of pleasure type vehicles only."

498-55-BZ

APPLICANT—Reliable Home, Inc., for Harry, Simon and Leiser Noveck, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, G-1 area district, the maintenance of a 2 family residence and garage of class 4 construction, with chimney encroaching upon the required setback.

PREMISES AFFECTED—47-47 158th street, northeast corner of Oak avenue, Block 5488, Lot 8, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Louis D. Zaurino.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Oak avenue and 158th street are in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1955 acting on N.B. Applic. 2875-53, reads:

"1. Offset of chimney from Oak avenue building line is contrary to Art. 4 Sec. 16C(b) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 110 ft. in depth, on which is located a two family residence and two car garage, 35 ft. front by 69.8 ft. in depth, two stories, 24 ft. in height, of class 4 construction; that as of July 25, 1916 the property was zoned as a residence D-1; that on January 22, 1926 it became residence, F-1 and on May 13, 1954 was changed to residence, G-1, class 1 height; and

WHEREAS, the applicant states that it was unintentionally overlooked by the architect, and unnoticed by the plan examiner who approved the plan filed under N.B. 2875-53, to secure a certificate of occupancy until the building was complete and the final survey was submitted; that a temporary certificate of occupancy was issued, Temp. Q-9-5087 on March 24, 1954 and expired June 25, 1954; that the application for a certificate of occupancy was disapproved on August 20, 1954 and was disapproved more recently on May 24, 1955 upon the grounds that the offset of chimney from Oak avenue building line is contrary to Art. 4, Sect. 16c(b) of the zoning resolution; and

WHEREAS, the applicant contends that the offset of the chimney is and was unintentionally constructed 13 ft. 6 in. from the Oak avenue building line, while the main building line is at the required 15 ft.; that it is the 18 in. extension which is the basis for the disapproval by the department of buildings; that the offset in no way degrades the appearance or normal condition of the area or neighborhood, nor does it create any hazard or interference with the surrounding area; that to change or remove the chimney offset would place a serious financial burden upon the owner and builder; that extensive alterations would be required to build the chimney into the dwelling, thereby reducing the interior of the residence and affect the beauty, comfort, as well as the value of the residence; and

WHEREAS, the applicant states that the present owner has held title to the property since March 30, 1954; that the assessed valuation of land is \$4,100 and of the building \$18,900 making a total of \$23,000; that the building was erected in 1953; and

WHEREAS, it appears that the plans had been filed and approved including the chimney in question prior to the change of zoning to present G-1; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension into the side yard of the chimney, as proposed and as indicated on plans filed with this application marked "Received June 17, 1955", 8 sheets, and "October 2, 1956", one sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be

obtained and all work completed and a certificate of occupancy shall be obtained within six months from the date of this resolution.

1000-55-BZ

APPLICANT—Leonard F. Rothkrug, for G.H.N.B. Realities, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 cars.

PREMISES AFFECTED—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings, and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; hearing closed; then to October 30, 1956, for revised plans showing parking spaces and also a second means of exit; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1¼ height district; Fulton street is in a retail use, C area, class 1¼ height district; Marcy avenue is in residence and retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on Alt. Applic. 4411-55, reads:

"1. The proposed parking lot for more than 5 cars partly in a retail use district & partly in a residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 45 ft. frontage by 193 ft. in depth, presently vacant except for two advertising signs proposed to be removed; that it is proposed to occupy the premises as a parking lot for more than five cars; and

WHEREAS, the applicant states that the premises are located in a residence use, C area, class 1¼ height district; that Marcy avenue, Verona place, Fulton street and the site were in a business use district on July 25, 1916; that the use district was changed to its present designation on March 17, 1953; that Fulton street is presently in a retail use district; and

WHEREAS, the applicant states that the tax block in which the site is located is irregular and unique in boundary so that its center has been vacant and unusable although the remainder of the block is heavily developed on the street frontages; that there is an urgent and pressing need for parking facilities in this neighborhood as the area is heavily developed with business uses and fully attached residential dwellings; that this development took place before the popular use of the automobile so that no provision was made for automobile parking; that there is almost a total absence of any off street parking facilities within the entire 500 ft. radius and there are no public garages or parking lots within several blocks of the site; and

WHEREAS, the applicant contends that both Marcy avenue and Fulton street are heavily trafficked and the retail and business development along Fulton street attracts automo-

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bile traffic from a large area; that this traffic situation coupled with the private cars of the large number of residential housing units creates a tremendous traffic problem and results in bumper to bumper street parking all through the day; that the owner is also the owner of lot 16 in this tax block, fronting on Macon street; that it is not proposed to include said lot in this appeal so that only one curb cut out to Marcy avenue is proposed; that the premises which was located in a business use district could have been occupied as a parking lot until the zone was changed in March 17, 1953; that the site could presently be occupied as a parking lot accessory to the multiple dwellings on this block; that the irregular and unique shape of the site makes it unusable for any conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since May 13, 1955; that the assessed valuation of land is \$14,650 and of the building \$250 making a total of \$14,900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received December 20, 1955", 2 sheets, as amended by revised plans marked "Received October 25, 1956", one sheet, *on condition* that all buildings and uses on the premises, including Lot 16, shall be removed and the premises shall be graded and surfaced with clean gravel or steam cinders and treated with a binder properly rolled so as to be substantially to the grade of Marcy avenue; that on the interior lot lines there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar fence shall be erected on the street line of Marcy avenue with a gate for entrance and exit not over 10 ft. in width; that on lot 16, to Macon street, there shall be gates at the rear line and at the street building line, as shown, which shall normally be kept closed but which shall be available for emergency entrance or exit but not for regular daily use; that during the term of this variance the premises shall be occupied for no other use; that there may be erected near the entrance a building not over one hundred square feet in area and not over one story in height as an office and shelter for the attendant; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be limited to a sign attached to the fence, at Marcy avenue, advertising the parking and storage use and the prices charged and such other information as may be required by the Commissioner of Licenses; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

463-56-BZ

APPLICANT—Paul Friedman, for A. Schuyler Clark, John T. Harrison, Jr., John M. Perry, Frances R. Brooks, Alexandra E. Whitney, Patricia Wood Harrison, Floyd H. Winslow, Virginia H. and John Whitridge, Jr., and Fiduciary Trust Co. of New York, trustee, Mathilda L. Perry and Oliver H. Perry, owners.

SUBJECT—Application June 29, 1956—(decision of the borough superintendent), under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection of a gasoline service station with accessory uses of car washing, minor motor vehicle repairs, sales of accessories and parking of cars awaiting service.

PREMISES AFFECTED—35-02 to 35-10 (35-06 official) Junction boulevard, and 95-08 to 95-16 35th avenue, southwest corner, Block 1469, Lot 10, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 30, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Junction boulevard are in a retail use, C area, class 1½ height district; 35th avenue is in retail and residence use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 4, 1956 acting on N. B. Applic. 1384-56, reads:

"1. Proposed gasoline service station, lubritorium, car washing (non automatic) minor repairs hand tools only —office sales & storage of auto accessories & parking of more than 5 cars waiting to be serviced, located in a retail use district, is contrary to Art. 2 Sec. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 108.38 ft. frontage by 100.66 ft. in depth, now vacant except for billboard sign; that it is proposed to erect and maintain for a term of fifteen years a modern parkway type gasoline service station, lubritorium, non-automatic car wash, minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five cars awaiting service; and

WHEREAS, the applicant states that the subject premises is presently zoned as a retail use, class 1½ height and C area district; that as of July 25, 1916 the property was zoned as a business district and the present retail designation became effective on April 29, 1954; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that there is no economic demand for use of subject premises for retail store development as existing store facilities in the area are sufficient to satisfy present needs of residents in the neighborhood; that there is no economic demand for residential development as it is located at the intersection of two heavily travelled thoroughfares, it is located in a retail use district which is largely developed with commercial uses and adjoins a large parking lot in block 1469, lots 20 and 21; that there is a demand for a gas station at the subject premises as it is located at the intersection of Junction boulevard and 35th avenue, both heavily trafficked thoroughfares and because there are no similar facilities in the immediate area; that a grant of this application would have no adverse effect upon nearby properties as the premises are located entirely within a retail use district; that both sides of Junction boulevard within the area of notification are zoned for retail or business use, except block 1729; that the adjoining property to the south and the balance of the block front on Junction boulevard is developed with a large parking lot and retail stores and the property opposite, to the north, is developed with stores; that the properties opposite the subject premises on Junction boulevard and in the retail use district are developed with some old frame dwellings, a large used car lot and a store, and the property adjacent, to the west, is vacant; and

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WHEREAS, the applicant further contends that the proposed structure will be a parkway type building with gable roof and brick facade; that adjoining properties will be protected and buffered by the proposed fencing and landscaping arrangement; that it is proposed to set back the building 10 ft. from the westerly building line and erect a 5 ft. 6 in. high brick fence wall extending from the unpierced rear wall of the building to the 35th avenue building line and extending along the 35th avenue building line for a distance of approximately 56 ft.; that it is also proposed to seed and landscape the westerly 10 ft. strip between the fence wall and adjoining property thus creating a landscaped buffer between the proposed and the adjoining property; that it is also proposed to erect a 4 ft. high cyclone fence on the southerly lot line, adjacent to the large parking lot, and to install a seeded and landscaped strip 4 ft. 6 in. wide adjoining the proposed fence and fence walls, protected by a 6 in. by 8 in. concrete curb; that the existing billboard signs will be removed; that the proposed structure, one story 18 ft. in height and occupying an area of 1950 sq. ft., would provide more light and ventilation to nearby properties than if a conforming use structure were erected; and

WHEREAS, the applicant states that the present owners have held title to the property since October 15, 1952 and that the assessed valuation of land is \$135,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station with accessory uses solely within the retail use portion of plot, substantially as proposed and indicated on plans filed with this application, marked "Received June 29, 1956", 3 sheets, *on condition* that all existing buildings, structures and uses shall be removed from the site and the premises leveled substantially to the grade of Junction boulevard, constructed and arranged as indicated on such plans; that the accessory building and wall shown extending to 35th avenue shall be constructed and maintained wholly within the retail use portion of site; that the plot for a distance of 10 feet behind such wall to the lot line at the west shall be landscaped and kept in neat condition at all times; that the accessory building shall have no cellar and no windows in the rear of the building and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the design of the building shall be as shown, faced with face brick on all exterior sides; that pumps shall be of a low approved type, erected not nearer than 15 feet to the building line of Junction boulevard; that in addition to the wall above specified, a wall shall also be continued along the building line of 35th avenue for a distance of approximately 55 feet as shown; that at the northeasterly end of such wall there shall be a suitable terminating post and the wall at that point for a distance of 10 feet may be reduced to 4 ft. 6 in. in height; that all other walls shall be of masonry not less than 5 ft. 6 in. in height; that along the southerly lot line from the accessory building to the building line of Junction boulevard there shall be a woven wire fence of the chain link type to a total height of not less than 5 ft. 6 in. with a masonry termination post; that planting, as shown, adjacent thereto shall be with suitable planting material, maintained and protected by a concrete curbing 8 in. high and 6 in. wide; that the sidewalks and curbing abutting the plot shall be reconstructed or repaired to the satisfaction of the borough president; that curb cuts shall be restricted to two, each 30 ft. in width to Junction boulevard, and one to 35th avenue 20 ft. wide within the first 25 ft. from building line of Junction boulevard; that such portable fire fighting ap-

pliances shall be maintained as the fire commissioner shall direct; that under section 7i for a similar term there may be minor repairing of motor vehicles with hand tools only maintained solely within the accessory building; that under section 7h for a similar term there may be parking of cars awaiting service; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that signs shall be restricted to permanent signs attached to the front facade of the accessory building, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of a post standard for supporting a sign at right angles to Junction boulevard, extending not more than 4 feet over the building line advertising only the brand of gasoline on sale; that such sign may be illuminated; that at the intersection of the two streets there shall be erected a block of concrete not less than 12 in. in height extending 5 feet along each building line; that where not occupied by accessory building, pumps, walls and planting, the premises where unbuilt upon shall be paved with concrete or asphalt; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

522-56-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue, 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Andrew Reid, Margaret Schwab, Joseph Scala and Gustav L. Rehme.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 30, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Nurge avenue are in business and residence use, C area, class 1½ height districts; Flushing avenue is in business and unrestricted use, C area, class 1½ height districts; 54th street is in business, residence and unrestricted use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1956 acting on Alt. Applic. 1302-56, reads:

"1. Parking and storage of more than 5 motor vehicles in the portion of lot and lots located in a Residence Use District is contrary to Section 3, Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 36.61 ft. and 112 ft. frontage by 300 ft. and 364 ft. in depth, irregular, now vacant; that it is proposed to use premises for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that the district maps show that a portion of the plot is now in a business use district for 100 ft. south of Flushing avenue and the balance of the

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REGULAR MEETING

TUESDAY, AFTERNOON, OCTOBER 30, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly.

plot is in a residence use district; that on July 25, 1916 the entire site was in an unrestricted use district, C area, 1½ height district; that the use district was changed to its present use by amendment H6674 by the Board of Estimate on February 28, 1929; and

WHEREAS, the applicant states that at present the entire plot is vacant; that Alt. Applic. No. 2571-51 for lot No. 11 of block 2633, which is completely within the business use district portion of the plot, was approved by the department of buildings on November 23, 1951 for use as a parking lot for more than five motor vehicles; that B.N. Applic. No. 2507-51 was approved November 23, 1951 for the installation of two curb cuts for this parking lot and permit No. Q42320 was issued for these cuts; that no certificate of occupancy was ever issued for this use; that the entire plot in question now has a 6 ft. high chain link fence around the perimeter of the plot at the building lines; and

WHEREAS, the applicant contends that the present owners have owned this property since January 1951; that the same owners also own lot No. 362 in block No. 2611 on Flushing avenue which is within the 500 ft. radius of the affected plot; that the balance of the north side of Flushing avenue is improved with industrial buildings that are occupied by a great number of employees; that there are no rapid transit facilities available to this area and many of these employees reach this location by automobile, creating the need for off street parking; and

WHEREAS, the applicant states that the present owner has held title to the property since January 1951 and that the assessed valuation of land is \$12,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions h and c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7h and 7e for a term of five years, to permit the premises to be occupied as to lots 14 and 23 in conjunction with lot 11, for which a permit is outstanding, substantially as proposed and indicated on plans filed with this application, marked "Received July 23, 1956", 2 sheets,, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets, surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that the fences proposed and shown along 54th street and Nurge avenue shall be maintained; that on the interior lot lines the existing fences may be retained if in good condition and to the satisfaction of the borough superintendent; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that there shall be no parking of motor vehicles except those of the pleasure car type; that suitably anchored bumpers shall be maintained against all fences for protection thereof and at sufficient distance from such fences; that curb cuts shall be limited to one on Flushing avenue now existing and permitted by the borough superintendent, not over 10 ft. in width and one additional curb cut of similar width on Nurge avenue may be constructed where shown; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign not more than 15 sq. ft. in area, attached to the fence at each entrance, advertising only the parking and storage use, the rates charged and such other information as the Commissioner of Licenses may require; that such signs shall not be illuminated and shall not extend beyond the building line; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

Adjourned: 3:35 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

1003-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide & Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Transport Semi-Trailer for Liquid Oxygen and Argon, Models 250 and 300.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

REPORT OF COMMITTEE ON TEST

WHEREAS, the report of a Committee on Test reads:

Re: Cal. 1003-54-SA

Subject: Linde Liquid Transport Semi-Trailer for Liquid Oxygen, Nitrogen and Argon, Models 250 and 300.

Linde Air Products Company, a division of Union Carbide and Carbon Corp., New York, owner-manufacturer filed December 24, 1954 an application with the Board of Standards and Appeals for approval of the Linde Liquid Transport Semi-Trailer for Liquid Oxygen, Nitrogen and Argon, Models 250 and 300 under the provision of C19-11.0 Administrative Code.

Purpose

Semi-trailer tank trucks for the transportation and delivery of liquid oxygen, argon or nitrogen.

Description

The Linde Model 250 and 300 Liquid Transport Semi-Trailers used for the transportation of liquid oxygen, nitrogen or argon are frameless vehicles capable of carrying approximately 2600 gallons of liquid. The liquid is carried in a stainless steel cylindrical tank of welded construction suitable for extremely low temperature service. The liquid container has a maximum operating pressure of 15 psi and is hydrostatically tested at 50 psi at the time of construction. The liquid container is completely insulated with a suitable non-combustible insulating material.

The design data is as follows:

MODEL		
	250	300
Liquid Container		
Capacity*	2600 gallons	2600 gallons
Length	16'-2½"	17'-1"
Diameter	66" I.D.	64" I.D.
Wall Thickness	#14 S.S. ga. (.078")	#14 S.S. ga. (.0781")
Material	Stainless Steel	Stainless Steel
Welding	Inert-gas shielded arc	Inert-gas shielded arc
Design pressure	30 psi	30 psi
Hydrostatic Test	50 psi	50 psi
* Capacity to full trycock.		
CASING		
Length	17'-7¾"	18'-9"
Diameter	83½" I.D.	84" I.D.
Wall Thickness	3/16"	7/32"
Material	Carbon Steel	Carbon Steel
Welding	Metal Arc	Metal Arc
Design pressure	15 psi External	15 psi External
Test	30 psi Air Internal	30 psi Air Internal

MINUTES

The liquid container is supported by metallic members within the outer steel casing which also holds the insulation and protects it from moisture. A vacuum is maintained between the inner container and outer casing.

The outer steel cylindrical casing acts as the frame of the semi-trailer with a tandem axle assembly welded to the under side near the rear and a suitable steel-frame outrigger, which supports the kingpin for the fifth wheel, welded to the front end. The tandem axles are either Fruehauf Model GT-55 Tandem Axle Assembly manufactured by Fruehauf Trailer Co., Detroit, Michigan or Truxmore, Model 900 Duaload Tandem Axle Assembly manufactured by the Truck Equipment Co., Buffalo, New York.

All lines from the inner liquid container are brought out into an operating cabinet on the rear of the casing which protects all valves, safety devices liquid level gauges etc., from the weather. All equipment such as brakes, brake reservoirs, warning devices, fuel tanks, etc., comply with the Interstate Commerce Commission, Motor Carrier Safety Regulations.

The liquid container and outer casing are provided with suitable safety devices to prevent any undue rise in pressure, the primary device on the liquid container is a 1½" safety valve on a 1½" inside diameter pipe set to open at 15 psi. Further protection is provided in the form of a 2" diameter bursting disc on a separate 2" line and designed to rupture at approximately 29 psi. The outer steel casing is protected by a 4" relief device on a 2" diameter pipe designed to release at about 1½ psi.

In operation the container is filled at the supply point with liquid oxygen, nitrogen or argon to a calibrated trycock level. Because of the vacuum insulation, pressure rise in the liquid container seldom exceeds four or five psi by the time the unit reaches its destination. To prevent excessive rise in pressure in the liquid container, a ½" safety valve set to relieve at 10 psi is installed in the vent line ahead of the shut-off valve. Should this safety valve become inoperative, the container is still protected by the safety devices mentioned above.

At the unloading point, the filling connection of the semi-trailer is connected by a suitable flexible metal hose to the inlet of a pump which is part of the receiving equipment. Pressure in the liquid container on the transport semi-trailer is increased slightly by vaporizing a small amount of liquid and returning the gas back into the liquid container. Gravity head plus the pressure head forces the liquid out into the inlet of the pump.

The liquid transport semi-trailers for liquid oxygen, liquid nitrogen and liquid argon are operated only by personnel especially trained by Linde Air Products Co. for such work. The equipment is entirely owned and maintained by Linde Air Products Company.

Inspection and Test

The trucks were inspected and tested at an installation of the applicant at their premises. Present were Asst. Engrs. J. A. Darts and G. F. Sklenarik, Committee on Test and others representing the applicant. The filling, unloading and safety devices were inspected and the equipment operated as designed.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Linde Liquid Transport Semi-Trailer for Liquid Oxygen, Nitrogen and Argon, Models 250 and 300 when constructed in accordance with this report and the data submitted, provided each truck trailer will bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for transport and delivery of oxygen, nitrogen or argon in New York City under Cal. No. 1003-54-SA," and provided further that the operator

of each such vehicle have a certificate of fitness issued by the Fire Commissioner.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1005-54-SA

APPLICATION—Linde Air Products Company, Div. of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 1005-54 SA

Subject: Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

Linde Air Products Company, a Division of Union Carbide and Carbon Corp., New York, owner-manufacturer, filed December 24, 1954 an application with the Board of Standards and Appeals for approval of the Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500 under the provisions of section C-19-91.0 Administrative Code.

Purpose

Insulated tanks for the storage of liquefied oxygen, nitrogen or argon.

Description

The Linde Liquid Storage Tank is used for above ground storage of large quantities of liquid oxygen, nitrogen or argon.

The storage tank consists of an inner liquid container of welded construction fabricated of a metal suitable for low temperature service. The design characteristics of the various models are as follows:

	Models		
	LO-300	LO-600	LO-1500
Inner Container			
Capacity*	2,600 gal.	5,200 gal.	13,000 gal.
Design Pressure	85 psi	78 psi	43 psi
Hydrostatic Test	127 psi	118 psi	65 psi
Outside Diameter	9' 0"	84"	9' 0"
Steel Thickness	.152"	.219"	.250"
Material	Stainless Steel	Stainless Steel	"Everdur"***

* Capacity to full trycock.

** Copper silicon alloy.

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Primary Safety			
Valve Setting	65 psi	59 psi	25 psi
Bursting Disc	90 psi	75 psi	45 psi
Outer Casing			
Design Pressure	15 psi ext.	15 psi ext.	15 psi ext.
Pneumatic Test	22½ psi	22½ psi	30 psi
Outside Diameter	10' 10"	108"	11' 6"
Shell Thickness	.250"	.328"	.500"
Material	Carbon	Carbon	Carbon
Length (Approx.)	Steel	Steel	Steel
	Sphere	22' 7"	34' 0"

Each tank is built according to ASME code requirements. In operation, liquid oxygen, nitrogen or argon is delivered to the tank in an approved mobile transport truck of conventional or semi-trailer design. The liquid is fed by gravity plus a small pressure head from the transport to a rotary pump located near the storage tank which pumps the liquid into the tank. Pressure rise in the liquid container is limited by a pressure actuated electrical switch which opens an electric solenoid gas blow down valve at a set pressure. Should this device become inoperative for any reason, the tank is protected by the safety devices aforementioned.

Inspection and Test

A typical tank installation was inspected at the premises of the applicant at Linden, New Jersey by Asst. Engrs. J. A. Darts and G. F. Sklenarik, Committee on Test and Messrs. H. C. Stelling and R. Neary representing the applicant. The tank was constructed and equipped as described.

Recommendation

On the basis of the inspection and the data submitted, the Committee on Test recommends the approval of the Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, models LO-300, LO-600, LO-1500, for use in New York City under the provisions of C-19-91 Administrative Code when constructed and equipped in accordance with this report and on condition that such storage tanks will be installed outdoors, where permitted by law, with a clearance of at least 25 feet in all directions, with no smoking, open flames or storage of combustible materials permitted in the tank area, the area to be so posted; that each installation will be serviced, maintained and periodically inspected by specially trained Linde Air Product Co. personnel holding Certificates of Fitness issued by the Fire Commissioner and further that all electrical work shall be in accordance with the Electrical Code of the City of New York and that each installation shall bear a label, permanently affixed, reading as follows, "Approved by the Board of Standards and Appeals, for use in New York City under Cal. No. 1005-54 SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

746-38-SA—Vol II

APPLICANT—John Wood Company, Bennett Pump Division, owner.
SUBJECT—Application for consideration—reopening for report as to additional models—re Bennett Pumps for Motor Fuels, Models 748, 749, 548 and 549; previously approved.
APPEARANCES—
For Applicant: John Medel.
ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

1016-39-SM—Vol. IV

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopening for report as to extension of uses of sheathing—re Gold Bond Acoustamatic Tile, Gold Bond Insulation Tile and Gold Bond Insulation Plank; previously approved.
APPEARANCES—
For Applicant: James J. Larkin.
ACTION OF BOARD—Application reopened for test and report as to extension of use of sheathing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

1224-39-SM—Vol. II

APPLICANT—Sloan Valve Company, owner.
SUBJECT—Application for consideration—reopening as Vol. II for test and report as to additional models—re Sloan V-100-A Vacuum Breaker; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

459-45-SM

APPLICANT—Truscon Steel Company, owner.
SUBJECT—Application for consideration—reopening for report as to change in model numbers—re Truscon Steel Double Hung Windows, Series 138 and 145; previously approved.
APPEARANCES—
For Applicant: Albert B. Meyer.
ACTION OF BOARD—Application reopened for report as to proposed change in model numbers.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

547-50-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopening for report as to proposed change of construction—re Gold Bond Thermacoustic; previously approved.
APPEARANCES—
For Application: James J. Larkin.
ACTION OF BOARD—Application reopened for report as to proposed change of construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

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18-51-SA

APPLICANT—Albina Engine and Machine Works, owner.
SUBJECT—Application for consideration—dismiss reopening of July '7, 1953—re Albina Mechanical Stirrup; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

65-51-SA

APPLICANT—Hershner Manufacturing Co., for H. R. Hershner, owner.

SUBJECT—Hemco Oil Burners, Models H1, H1A and H2, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

122-51-SA

APPLICANT—Montgomery Ward, for Kingston Products Corp., owner-manufacturer.

SUBJECT—Ward (vaporizing type of oil furnace), Models 15K-6111A and 15K-6112A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

432-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Larry Meltzer.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 3
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated October 9, 1956, on Amendment to Alt. App. 4927/54 reads:

"2. Egress as now proposed from cellar and the occupancy of first and cellar floors varies from approval of Bd of Stds & Appeals. (Cal. 432-55-A.)

Note—steps at front from cellar projects beyond building line."

and

WHEREAS, the applicant states the building is 6 stories, 70 ft. in height, 50 ft. by 110 ft. in area, of fireproof construction, erected 1906, located in an unrestricted use, B area, Class 1½ height district, and used and occupied since 1956 as follows—cellar—food packaging and distributing, 10 persons; 1st floor—food packaging and distributing, 24 persons; 2nd floor—manufacturing dresses, 22 persons; 3rd floor—manufacturing sporting equipment, 18 persons; 4th floor—manufacturing coats, 40 persons; 5th floor—manufacturing yarn, 10 persons; 6th floor—manufacturing utility bags, 18 persons; for which no certificate of occupancy has been issued. The building is provided with one 3 ft. 6 in. wide interior steel stairs, fireproof enclosed, equipped with kalamein self-closing doors and leading from roof bulkhead direct to street and two fire escapes, one at front and one at rear; fire escapes extend to roof by ladder and to street by stair and to yard by ladder; and

WHEREAS, Violation #3158-54 was issued to provide additional egress from the rear fire escape and additional egress from the cellar to street, and

WHEREAS, the Board on September 27, 1955, under Cal. No. 432-55-A, Vol. I, modified Objection #1, issued by the borough superintendent May 17, 1945, on Alt. App. 4972/54 on condition that the means of egress including passageway from the rear fire escape to the street constructed within the cellar be maintained as indicated on plans filed with such appeal marked "Received May 19, 1955" (2 sheets), as amended by revised plans marked "Received September 15, 1955" (2 sheets), and it was then represented to the Board that the cellar, used for assembly of book shelves, was to be discontinued and the cellar maintained vacant and the first floor used for bookbinding; and

WHEREAS, the applicant now requests permission to rearrange the exit passageway from the cellar as indicated on plans filed October 9, 1956 (3 sheets), and to use the cellar for the packaging and distribution of food products with an occupancy of ten persons and to continue the use of the first floor for packaging and distribution of food products with an occupancy of 24 persons.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 22, 1955, by adding thereto:

"that the decision of the borough superintendent, acting on amendment to Alt. App. 4972/54, Objection 2, be and it hereby is modified so as to permit the change of use in the cellar to packaging and distribution of food products with an occupancy of ten persons and to continue the processing of the food with an occupancy of twenty-four persons on the 1st floor and to rearrange the passageway from the cellar, as proposed and indicated on plans filed with this appeal, marked "Received October 9, 1956", 2 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the building shall not be increased in height or area."

600-56-A

APPLICANT—Sidney H. Kitzler, for Grace Riccio, owner.

SUBJECT—Application August 16, 1956—Appeal from a decision of the borough superintendent, re stairs, live load, etc.

PREMISES AFFECTED—388-390 Court street and 232-234 Carroll street, southwest corner, Block 356, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

27-40-BZ—Vol. II

APPLICANT—Vincent H. McInerney, for Frank Derasmo, owner.

SUBJECT—Application for consideration—reopening to consider revised plans as required by resolution adopted February 26, 1952—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district the erection of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue, Block 2873, Lot 18, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Mulvaney.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 5, 1942, on certain conditions; and

WHEREAS, the resolution was amended on November 9, 1948; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended to February 26, 1952; and

WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1942, as thereafter *amended* by resolution adopted February 26, 1952, by adding thereto:

"that the work as shown on plans marked "Received October 10, 1956" (5 sheets), is hereby *approved* as in substantial compliance with the above cited resolutions; that the gasoline pumps may be located at the distance from the building line indicated on such plans; that the wire fence shown on the lot lines shall be of the woven wire chain link type not less than 5 ft. 6 in. in height; that curb cuts may be as indicated on such revised plans showing proposed conditions, with no portion of any curb cut nearer than 3 feet to a side lot line as prolonged; that the two curb cuts as shown shall each be not more than 25 feet wide; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (NB 4286/47; Alt. 33/42; Misc. 5342/48)

231-48-BZ—Vol. II

APPLICANT—William B. Lichtner, for Elias and Stella Horwitz, owners.

SUBJECT—Application for consideration—reopening for amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use G-1 area district, the erection of a building encroaching on the required front yard.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis street, southeast corner, Block 65, Lot 3, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner and Harry A. Lamkay.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, May 1, 1956, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1949 under Vol. I as thereafter *amended* by resolutions adopted through May 1, 1956, under Vol. II, by adding thereto:

"That the building may be located as now proposed with no portion including the overhung portion of the building nearer than 16 feet from such wall of the building to the presently existing street building line; and that in all other respects the requirements of the resolutions above cited shall be complied with." (NB 2998/47 disapp'd 10/5/56)

486-50-BZ

APPLICANT—V.C.L. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles on unbuilt portion of plot and in existing shed, for a term of three years.

PREMISES AFFECTED—414-420 East 157th street, south side, 121 ft. east of Melrose avenue, Block 2378, Lots 13 and 15, Borough of The Bronx.

APPEARANCES—

FOR Applicant: Stephen Vasques.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 14, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 2, 1952; and

WHEREAS, the term of variance was extended on December 2, 1952 and November 30, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 14, 1950, as thereafter *amended* by resolutions adopted through November 30, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution,

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to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended resolution*." (Alt. App. 416-50 & 950/52.)

636-54-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.

SUBJECT—Application for consideration—reopening for amendment for design of accessory building—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot, with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 16, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 16, 1956, by adding thereto:

"that the design of the accessory building as required by the provisions of the resolution adopted on October 16, 1956, shall be as shown on revised plan marked 'Received October 24, 1956' (1 sheet); that the building shall be faced with face brick on all sides; that the cupola may be of masonry or frame copper sheathed; and that in all other respects the resolution above cited shall be complied with." (N.B. 1200/56)

186-55-BZ

APPLICANT—Charles A. Buckley, Jr., for Patrick R. O'Connor, owner.

SUBJECT—Application for consideration—reopening for amendment as to fence—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 11, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 11, 1955, only so far as it relates to the required wall along the building line of 234th street, so that as *amended* this portion of the resolution shall read:

"that the retaining wall and fence on a masonry base along the 234th street building line shall be constructed as indicated on revised plans marked 'Received October 26, 1956' (1 sheet), constructed of the height indicated on such plans; that the masonry shall be of face brick matching that of the accessory building; that such wall shall be properly coped; and that in view of the applicant's statement that the work is substantially completed, all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended resolution*." (N.B. 128/55)

31-51-BZ—Vol. II

APPLICANT—Lloyd Morgan, for Marvin Kratter, Lincoln Rosen, Fordham Hill Associates, owners.

SUBJECT—Application for consideration—reopening as Vol. II for extension of use for parking adjoining garage, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a storage garage for more than five motor vehicles and permitting the open parking and storage of motor vehicles on the roof of the proposed building and on the roof of the sub-structure at grade level.

PREMISES AFFECTED—2425 Sedgwick avenue, west side, 639.30 ft. northeast corner of Landing road and Major Deegan boulevard, Block 3236, Lot 193, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello, L. E. Reiner and L. Adler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use for parking.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

77-52-BZ

APPLICANT—Joseph B. Koppelman, for Jacob Scheiner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 8, 1956, new owner—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of owner's three trailer trucks, for a term of years.

PREMISES AFFECTED—98 Monroe street and 12 Pelham street, southeast corner, Block 255, Lot 41, Borough of Manhattan.

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APPEARANCES—

For Applicant: Joseph Koppelman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing November 27, 1956, at 10 A.M., subject to the regular procedure, waiving all requirements except two publications in the Bulletin and a new decision of the borough superintendent and a copy of certificate of occupancy in effect to June 8, 1956; variance having expired on June 8, 1956.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

4-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Bridgemont Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new arrangement and change of size of area—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use

district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, storage and sale of accessories and office and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2703 East Tremont avenue, southeast corner of St. Raymonds and Williamsbridge road, Block 4076, Lot 18 and part of Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new arrangement and size of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943;
Amended Oct. 14, 1955, Effective Nov. 10, 1955;
and Amended June 4, 1956, effective July 2, 1956.
(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.

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RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

B. 05
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17

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 46

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

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SECTION 21-C

At its October 25, 1956 meeting the Board of Estimate rejected by an unanimous vote the proposal of the City Planning Commission which would give it power to grant variances of the Zoning Resolution in projects having an area of 200,000 square feet.

As it is expected that some similar proposal may be advanced by the Planning Commission having as its purpose reduction in the Charter powers of the Board of Standards and Appeals and assumption of such powers by the City Planning Commission through amendment of the Zoning Resolution briefs on the law submitted to the Planning Commission but not all filed with the Board of Estimate will be published in the Bulletin in succeeding issues.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the Chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

50-BZ—Vol. II, 609-50-BZ—Vol. II and 765-52-BZ—Vol. II.

Corrections Affecting Calendar Numbers 381-27-BZ—Vol. IV, 402-40-BZ, 126-53-BZ, 702-54-BZ, 998-54-BZ and 542-55-SA.

CALENDAR

DOCKET

New Cases Filed up to November 6, 1956

<i>Cal. No.</i>	<i>Dept.</i>	<i>Premises Affected</i>
735-56-SM		Arizortal Block (gravel, sand and cement), manufactured by Joseph Tudisco, Material.
736-56-SA		Petcon Oil-fired Furnace or Boiler, Models T and L, manufactured by Quiet-Heet Manufacturing Corp., Appliance.
737-56-SM		Plasteel Steel Roof Deck, manufactured by Plasteel Products Corp., Material.
738-56-SA		Drying and Heating Equipment Co., Inc., Low Temperature Normalizing Bake Oven (gas-fired), manufactured by Drying and Heating Equipment Co., Inc., Appliance.
739-56-SA		Wing Gas-fired Unit Heaters, Models GHCR-368 and GHCF-368, manufactured by L. J. Wing Manufacturing Co., Appliance.
740-56-SA		Wing Gas-fired Unit Heaters, Models GU-40, 56, 72, 82, 104, 164 and 184 and Wing Duct Heaters (gas-fired), Models GD-56, 72, 82, 104, 164 and 184, manufactured by L. J. Wing Manufacturing Co., Appliance.
741-56-SA		LeBelier Explosive Powered Tool (for driving steel studs into steel or concrete), manufactured by LeBelier International, Appliance.
742-56-BZ	BM	18-22 Avenue B and 200-204 East 2nd street, northwest corner, Block 398, Lots 36-39 inclusive, Borough of Manhattan, N.B. 146-56; re erection and maintenance of gasoline service station, repairs, etc. business use district.
743-56-BZ	BQ	169 Beach 106th street and 106-01 to 106-21 Croft road, southwest corner, Block 650, Lot 25, Rockaway Beach, Borough of Queens, Alt. 1930-56; re parking of motor vehicles—residence use district.
744-56-BZ	BB	2533-2547 Coney Island avenue, east side, 82 ft. ½ in. north of Gravesend Neck road, 1023-1033 Gravesend Neck road and 2250-2264 East 12th street, northwest corner, Block 7371, Lot 30 (30 and parts of Lots 28, 37 and 72), Borough of Brooklyn, N.B. 1942-56; erection of garage for more than 5 cars (private), office, repairs and parking—business use district.
745-56-BZ	BBx	3210 Middleton road, south side, 73.46 ft. east of Dwight place, Block 5411, Lot 327, Borough of The Bronx, Amendment to Alt. 941-56; re conversion of 2 family dwelling—E-1 area district.
746-56-SA		Eureka Williams Gas-O-Matic Furnace, Models LG-77, 90, 112, 135, 157 and 180, manufactured by Eureka Williams Corp., Appliance.

747-56-SA—Eureka Williams Gas-O-Matic Furnace, Models CG-67, 77, 90 and 112, manufactured by Eureka Williams Corp., Appliance.

748-56-SA—Eureka Williams Gas-O-Matic Furnace, Models SG-67, 77, 90 and 112, manufactured by Eureka Williams Corp., Appliance.

749-56-SA—Eureka Williams Gas-O-Matic Furnace, Models HG-67, 77, 90 and 112, manufactured by Eureka Williams Corp., Appliance.

750-56-SA—Caloric Gas Range, Models 13, 13D, CP13, CP13D, with or without suffixes X, T, I, TT and K, manufactured by Caloric Appliance Corp., Appliance.

751-56-SA—Caloric Gas Range, Models 16, 16D, CP16, CP16D, with or without suffixes X, T, TT, K and I, manufactured by Caloric Appliance Corp., Appliance.

752-56-BZ—BM—169-171 Henry street, north side, 65 ft. 5 in. west of Jefferson street and 183 East Broadway, Block 284, Lots 9, 10 and 19, Borough of Manhattan, Alt. 1092-56; re maintenance of printing, stereotyping, office, etc. retail and residence use districts.

753-56-A—BM—169-171 Henry street, north side, 65 ft. 5 in. west of Jefferson street and 183 East Broadway, Block 284, Lots 9, 10 and 19, Borough of Manhattan, Alt. 1092-56; re egress.

754-56-BZ—BBx—66-98 East Burnside avenue, 2035-2045 Morris avenue, southwest corner and 2036-2046 Walton avenue, southeast corner of East Burnside avenue, Block 2829, Lot 45, Borough of The Bronx, Alt. 997-56; re change in use from stores to retail stores and non transient parking—residence and business use districts.

755-56-BZ—BB—2686-2704 96th street, south side, 111 ft. 3¾ in. west of West 12th street, Block 7115, Lots 35, 38 and 41, Borough of Brooklyn, NB 2004-56; erection and maintenance of supermarket with parking for patrons—re rear yard, etc. residence use district.

Restored to Docket

147-49-A—Vol. III—B.M.—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan, Alt. 1443-56—re changes in occupancy and removal from the M. D. Class, etc.

823-46-BZ—Vol. II—B.M.—530-534 East 73rd street and 72-05 to 72-09 Franklin D. Roosevelt drive, southwest corner, Block 1484, Lot 26, Borough of Manhattan, E.S. 613-56—re sign in residence portion of lot.

765-52-BZ—Vol. II—B.M.—627 East 12th street, north side, 308 ft. west of Avenue C, Block 395, Lot 48, Borough of Manhattan, N.B. 80-56—re commercial building in residence use district.

CALENDAR

958-27-BZ—Vol. II—B.B.—285-295 Driggs avenue and 503-509 Leonard street, southwest corner, Block 2697, Lot 16, Borough of Brooklyn, Alt. 4939-54—re change of occupancy to gasoline selling station, garage for storage, parking of more than 5 cars, motor vehicle repair shop, etc.; vehicular opening—business use district.

396-50-BZ—Vol. II—B.B.—80 Vernon avenue, south side, 100 ft. east of Marcy avenue, Block 1759, Lot 10, Borough of Brooklyn, Alt. 2654-56—re change of occupancy from garage for more than 5 cars and storage to factory in a residence use district.

609-50-BZ—Vol. II—B.Q.—41-24 219th street, west side, 310 ft. north of 43rd avenue, Block 6315, Lot 140, Bayside, Borough of Queens, Alt. 1547-56—re extension to an existing factory; set back; parking lot—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	Apr. 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	June 5, 1956—Vol. 41, No. 23
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 14, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, November 14, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295. Lots 21, 23 and 24, Borough of Manhattan.

Laid over from July 3, 1956 to July 10, 1956, for applicant to file revised plans showing the building covering the entire plot on the ground with the rear yard starting above 23 ft. at the east; hearing closed; then to July 17, 1956, at the request of the applicant for further consideration; then to July 24, 1956, for decision; then to September 25, 1956, at request of the applicant, to submit revised plans; then to November 14, 1956, at the request of the applicant's representative to submit revised plans; hearing previously closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

CALENDAR

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of auto glass, auto locks and sale of auto accessories to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiano, owners.

SUBJECT—Application December 23, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellerose, Borough of Queens.

Laid over from October 9, 1956, to November 14, 1956, for inspection and decision; hearing closed.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

Laid over from October 9, 1956 to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed; then to November 14, 1956, at the request of applicant to file further revised plans and new decision of the borough superintendent.

115-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Iovine, owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from office, storage of roofer's materials and equipment, office, lunch room, automobile wrecking yard, parking and storage of more than 5 cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas.

PREMISES AFFECTED—5283-5291 Kings Highway, east side, 60 ft. 9¾ in. north of Preston court, Block 7949, Lots 20 and 23, Borough of Brooklyn.

CALENDAR

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).
SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).
SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

Laid over from October 30, 1956 to November 14, 1956, for inspection if necessary and decision; hearing closed.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

Laid over from October 30, 1956 to November 14, 1956, at request of attorney for objectors, applicant concurring.

632-19-BZ—Vol. II

APPLICANT—Roe and Kramer, for Du Mont Broadcasting Corp., owner (Sutton Terrace Garage, Inc., lessee).

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change from garage on 1st floor and commercial use on upper floor, to garage for more than 5 cars in the entire building.

PREMISES AFFECTED—215-217 East 67th street, north side, 275 ft. ½ in. east of 3rd avenue, Block 1422, Lot 12, Borough of Manhattan.

797-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a business and retail use district, proposed reconstruction of the existing gasoline service station, extension of lot and change of use to gasoline service station, lubritorium, store, minor auto repairs, car washing, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—24-40 Remsen avenue and 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn.

3-29-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Edward J. Macaluso, owner.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, E-1 area district, the proposed extension of a gasoline service station, as granted by the Board under Cal. 3-29-BZ on May 28, 1929, to include office, sales, car wash, lubritorium and motor vehicle repairs, proposed extension has less than 15 ft. rear yard as required.

PREMISES AFFECTED—920 Hylan boulevard, south side, 120 ft. east of Linwood avenue, Block 3266, Lot 7, Grasmere, Borough of Richmond.

326-41-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and William H. Healy, for Margharita Boccia, owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed continued use of a frame building for 7 car garage.

PREMISES AFFECTED—2222 Homecrest avenue, west side, 180 ft. south of Avenue V, Block 7372, Lot 16, Borough of Brooklyn.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.

SUBJECT—Application October 4, 1954—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a

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gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.
PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37, Borough of Brooklyn.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.
SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.
PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4 $\frac{5}{8}$ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

91-55-BZ—Vol. II

APPLICANT—Larry Meltzer, for Mace Service Stations, Inc., owner.
SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, garage for more than 5 motor vehicles, greasing, car washing and auto repairs.
PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

219-55-BZ

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.
SUBJECT—Application March 18, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district the occupancy of a frame building for a factory use (manufacture of aluminum grille doors).
PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

549-56-A

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.
SUBJECT—Application July 24, 1956—Appeal from a decision of the borough superintendent re use of frame building for business.
PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146.01 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

1019-55-BZ

APPLICANT—Andrew Di Camillo, for Joseph J. Carlucci, owner.
SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to a 3 story building, using more than the area permitted.
PREMISES AFFECTED—7204 13th avenue, west side, 20 ft. south of 72nd street, Block 6188, Lot 39, Borough of Brooklyn.

273-56-BZ

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.
SUBJECT—Application April 13, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district, the change of use from factory use on the first floor, extending the area permitted for manufacturing use and the erection of a 1 story extension.
PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

274-56-A

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.
SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re exits, etc.
PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

374-56-BZ

APPLICANT—Moritz Simon, for H and A Realty Corp., owner (Harold Amateau, lessee).
SUBJECT—Application May 21, 1956—re (decision of the borough superintendent) under sections 7b and 7A of the zoning resolution, to permit in a residence and local retail use district the change of occupancy and alteration of an existing old law tenement, with extension within 75 ft. of residence use district.
PREMISES AFFECTED—55 East 115th street, north side, 84 ft. east of Madison avenue, Block 1621, Lot 24, Borough of Manhattan.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael, Anisello and Concetta Rusciano, owners.
SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.
PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).
SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.
PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.
SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.
PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

423-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.
SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office, accessory motor vehicle repair shop, storage and parking of more than 5 motor vehicles all in conjunction with a taxi cab business.

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PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution to permit in a retail zone and partly in a residence zone the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit the location of a business entrance within 75 ft. of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

706-56-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application October 18, 1956—re (decision of the borough superintendent) pursuant to section 9A of the zoning resolution, for a variation of sections 8C and 9A of the zoning resolution, to permit in a Class 3/4 height district, the erection of a portion of a proposed building in excess of the height permitted by section 8(c) of the zoning resolution, within two miles of a designated airport.

PREMISES AFFECTED—138-20 31st road, southwest corner of 140th street, Block 4374, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

NOVEMBER 14, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 14, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

208-56-SM

APPLICANT—Coralux Corporation of New Jersey, owner.

SUBJECT—Application February 20, 1956—Coralux Acoustical Plaster.

317-55-SA

APPLICANT—Almo Laboratories Company, Inc., owner.

SUBJECT—Application April 14, 1955—Rinsrator, Model R-3 Injector Unit (for injecting wetting agent into final sterilizing rinse water).

57-54-SA

APPLICANT—Calray Distributors Inc., agent for Hastings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heatwell Round Head Conversion Burner, Models MXO-10 and MXO-13 (gas fired).

740-55-SA

APPLICANT—George W. Kamin for Cribben & Sexton Co., owner (I. Neil Thompson, agent).

SUBJECT—Application August 1, 1955—Universal Insulated Console Type Domestic Gas Ranges, Models 7905, 7906, 8018, 8019, 8020, 8022, 8023, 8204, 8205, 8304, 9116, 9117, 9118, 9123, 9124, 9304, 9305, 7909, 8029, 8030, 8035, 8206, 8307, 9127, 9130, 9131, 9132 and 9309.

730-55-SA

APPLICANT—Synchronous Flame Inc., owner.

SUBJECT—Application September 2, 1955—Syncro-Flame

Combination Gas Oil Burner, Models SF 10E, 20E, 30E, 40E, 60E, 80E, 100E; Gas Burner Models SF 10EG, 20EG, 30EG, 40EG, 60EG, 80EG, 100EG, SF150, 300, 400 and Oil Burner Models, SF10EO, 20EO, 30EO, 40EO, 60EO, 80EO and 100EO.

32-56-SA

APPLICANT—Philan, Inc., agent, for Columbus Coated Fabrics Corp., owner.

SUBJECT—Application January 3, 1956—Guard Vinyl Wall Covering.

862-54-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner.

SUBJECT—Application November 8, 1954—Bennett Pumping Unit, Model 70 and Bennett Island Dispensers, Models 952, 953, 962, 963, 972, 973, 982, 983 and 74-RL, 749-RC.

383-56-SM

APPLICANT—Greenline Metal Products, Inc., owner.

SUBJECT—Application May 10, 1956—Greenline Emergency Release (lock release) Model F-2.

389-52-SM—Vol. II

APPLICANT—Tectum Corporation, owner.

SUBJECT—Application for consideration—reopened January 4, 1955 for amendment to consider additional roof plank and tile, Models P-200, P-250, P-300, T-200-32, T-250-32, T-300-32 and T-300-48—re Tectum Roof Plank (incombustible) Models A-2 and A-3; previously approved.

984-54-SM

APPLICANT—Inland Steel Products Company, owner.

SUBJECT—Application for consideration—reopened March 13, 1956 for amendment to resolution as to additional sections of Cellufloor and the use of this material as a component part of a three hour floor construction—re Cellufloor (cellular steel oor panels); previously approved.

52-56-SA

APPLICANT—Acme National Sales Company, Inc., owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional gas range Model RO-5G—re Acme Refrigerator-Range (gas fired), Model RG5F; previously approved.

360-50-SA

APPLICANT—ABC Oil Burner, owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade names, Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB-55A—re Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heat Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55. The Hess Company, Hess Oil Burner, Model 55. Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55. Utica Radiator Corporation, Utica Oil Burner, Model 55. Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ. The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timken Silent Automatic Divisions of Timken Detroit Axle Company,

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under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Models 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company, under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A, Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 38M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

1105-48-SA

APPLICANT—ABC Oil Burner, Corp., owner.
SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade name of U. S. Solar Flame Oil Burner. Model 52A—re Cities Service Oil Burner Model CS 52A, Luxaire Oil Burner Model 52A, Moncrief Oil Burner Model 52A, Kalmazoo Oil Burner Model 52A, Meyer Oil Burner Model 52A, Dowagiac Oil Burner Model 52A, Comforts Zone Oil Burner Model 52A, Solar Flame Oil Burner Model 2, Liebhich Oil Burner 2L6 and Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner Model 52A, Kleen-Heat Oil Burner Model 77A, Norge Oil Burner Model COB-12 Burnham Oil Burner Model 52A, International Economy Oil Burner, Silent Automatic Models OCE-14, OCE-25 and OCE-35, Crane Line Oil Burner Models 4872, 4888, 7872 and 7888, Jackson and Church Poweroil Model JC-52A and the Armstrong Oil Burner Model D-6-1 and C-6-2 and Silent Automatic Oil Burner Models 14-COA, 25-COA and 35-COA; previously approved.

72-52-SA

APPLICANT—J. A. Flynn for Todd Shipyards Corp., owner (Combustion Eq. Div.).
SUBJECT—Application for consideration—reopened October 4, 1955 for amendment to resolution as to additional models and sizes of Todd Oil Burners, Models BPMAH, BPAM, PAH, BPA, BA and B—Re Todd Rotary Oil Burners, Types PAVL and PAVH; previously approved.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.
SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.
PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

510-56-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.
SUBJECT—Application July 3, 1956—Appeal from a decision of the borough superintendent—re siamese connection—sprinkler system.
PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lot 336, Maspeth, Borough of Queens.

132-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Polish Falcons Nest 265, Inc., owner (Becker and Assael Sportswear, Inc., lessee).
SUBJECT—Application reopened October 23, 1956 as Vol. II—re Appeal from a decision of the borough superin-

tendent—change of occupancy of 1st floor to restaurant, bar, cabaret, dance and loading platforms.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 25 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

620-56-A

APPLICANT—Joseph E. Herman, Borough Superintendent.
OWNER OF PREMISES—Cinetech Co., Inc.
SUBJECT—Application September 18, 1956—Revocation of Certificate of Occupancy 46038 issued re Alt. 1560-51.
PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. 2½ in. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

965-54-A

APPLICANT—William J. Griffin and John J. Carroll, for Vito Cosentino, owner.
SUBJECT—Application December 21, 1954—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—4609 8th avenue, east side, 60 ft. 2 in. south of 46th street, Block 760, Lot 5, Borough of Brooklyn.

604-55-A

APPLICANT—Max Horn, for George Cooke, owner (Arthur W. Maling, lessee).
SUBJECT—Application July 19, 1955—Appeal from a decision of the borough superintendent—re trailer camp construction—height of floor, sanitary drain, etc.
PREMISES AFFECTED—134-26 157th street, west side, 230 ft. south of 134th avenue, Block 12295, Lot 19, Jamaica, Borough of Queens.

503-56-A

APPLICANT—Burke, Green and Groh, for Nonajan Holding Corp., owner.
SUBJECT—Application June 29, 1956—Appeal from a decision of the borough superintendent, review of decision on zoning matter.
PREMISES AFFECTED—26-03, 26-11 and 26-17 Bell boulevard, northeast corner of 27th avenue and southeast corner of 26th avenue and 214-11 27th avenue, north side, 92.99 ft. east of Bell boulevard, Block 6003, Lots, 1, 7, 59 and 62, Bayside, Borough of Queens.

987-55-A

APPLICANT—Dorothy Clover, Neighboring Property Owner.
OWNER OF PREMISES—Hanco Realty and Finance Corp. (Taft Cleaners and Dyers, Inc., lessee).
SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy.
PREMISES AFFECTED—461 Forest avenue, northwest corner of Hoyt avenue, Block 136, Lot 49, Randall Manor, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 20, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.
SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles,

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in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered; then to November 20, 1956, for inspection and decision; hearing closed.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline

service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring; then to November 20, 1956, for inspection and decision; hearing closed.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed; then to October 30, 1956, for further consideration by the Board; then to November 20, 1956, for Park Department to furnish plan of grass plot fenced and location of proposed entrance; and for further consideration.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

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Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for further inspection and decision.

100-47-BZ

APPLICANT—Gabriel Nathan, for Robert Wallis, owner.
SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the extension to existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

519-56-A

APPLICANT—Gabriel Nathan, for Robert Wallis, owner.
SUBJECT—Application June 26, 1956—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 171(1) and 172 (1) of the Multiple Dwelling Law re height, bulk and legal yard required at rear.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

810-26-BZ—Vol. III

APPLICANT—H. M. Karson, for Duncan-Church Company, Inc., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use district proposed extension of existing building and change of use from glass and toy manufacture and paper storage to factory use for ironing and pressing of laundry.

PREMISES AFFECTED—2376-2390 McDonald avenue and 33-49 Village road South, northwest corner, Block 7146, Lots 49 and 50, Borough of Brooklyn.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

544-55-BZ—Vol. IV

APPLICANT—Siegel and Green, for All States Holding Corp., owner.

SUBJECT—Application reopened July 26, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use as offices and showroom, of a 5 story building of class 1 constructional required stairs not on same lot.

PREMISES AFFECTED—418-422 54th street, south side, 294 ft. east of 1st avenue, Block 1365, part of Lot 13, Borough of Manhattan.

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles and sale of new and used cars.

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant, bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-82 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—reframe building, business use.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning

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resolution, to permit in a residence use district parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.
PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.
SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.
PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

247-56-BZ

APPLICANT—J. Berman, for John and Irene Steven, owners.
SUBJECT—Application March 21, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.
PREMISES AFFECTED—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.

255-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners.
SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, parking and storage of motor vehicles, show windows and signs within 75 ft. of the residence use district.
PREMISES AFFECTED—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan.

297-56-BZ

APPLICANT—Julius S. Rapson, for Nicholas J. Stravino, owner.
SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.
PREMISES AFFECTED—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.

492-56-BZ

APPLICANT—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.
SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.
PREMISES AFFECTED—3400-3408 Baychester avenue and 2001-2021 Tillotsen avenue, northeast corner and

3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon November 20, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1014-54-SA

APPLICANT—The Bica Company, owner.
SUBJECT—Application December 17, 1954—Sonic Ray Heaters (gas-fired) Models D, F, T, AD, AF and AT.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.
SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

668-55-A

APPLICANT—Hurley and Hughes, for Chase Manhattan Bank, owner.
SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.
SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.
PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

640-55-A

APPLICANT—Bassons Industries Corp., owner.
SUBJECT—Application June 23, 1955—Appeal from a decision re an order of the fire commissioner—re storage of Benzoyl Peroxide—provide cabinet or vault, etc.
PREMISES AFFECTED—1424-1434 West Farms road, east side, 35 ft. north of Jennings street, Block 3017, Lot 60, Borough of The Bronx.

356-56-A

APPLICANT—Interboro Elevator Co., Inc.
OWNER OF PREMISES—Burton Corp. (Lord and Taylor, lessee).
SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent re Elevator Application 389-55.
PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

460-56-A

APPLICANT—Seymour A. Mitteldorf, and U. and H. Company, owner.
SUBJECT—Application June 22, 1956—Appeal from a decision of the borough superintendent—re plastic light diffuser ceiling.
PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan.

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221-55-A—Vol. II

APPLICANT—Charles L. Koester, for Joseph Casa, owner.

SUBJECT—Application reopened September 18, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—relating to changes in arrangement and occupancy.

PREMISES AFFECTED—266-14 East Williston avenue, south side, 44.59 ft. west of 267th street and 84-20 267th street, southwest corner of East Williston avenue, Block 8811, Lots 22 and 28, Floral Park, Borough of Queens.

458-56-A

APPLICANT—Julius Eckmann, for 509 Madison Avenue Corp., owner.

SUBJECT—Application June 18, 1956—Appeal from a decision of the fire commissioner—re maintenance of fire drills.

PREMISES AFFECTED—509 Madison avenue and 28-30 East 53rd street, southeast corner, Block 1288, Lot 51, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, November 27, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables

and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, await the decision of the court as to violations and for further inspection; hearing closed.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h, and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubricatorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, Block 6236, Lot 23, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morganroth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubricatorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; applicant to submit statement to the Board as to the purpose for which the site was purchased.

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of

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the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail use, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

Laid over from October 30, 1956, to November 27, 1956, for inspection and decision; hearing closed.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

Laid over from November 7, 1956 to November 27, 1956, for inspection and decision; hearing closed.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic) minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

77-52-BZ

APPLICANT—Joseph B. Koppelman, for Jacob Scheiner, owner.

SUBJECT—Application reopened October 30, 1956 for consideration as to extension of term of variance—expired June 8, 1956 and new owner—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of owner's three trailer trucks, for a term of years.

PREMISES AFFECTED—98 Monroe street and 12 Pelham street, southeast corner, Block 255, Lot 41, Borough of Manhattan.

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602-51-BZ—Vol. IV

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed crection of a loading platform in parking lot; proposed installation of ice machine and cooling tower on roof of west building; proposed relocation of two gasoline tanks and pump from inside of building to parking lot and proposed omission of west portion of proposed extension which is contrary to resolution of the Board of Standards and Appeals Cal. 602-51-BZ—Vol. III.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zcrega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

390-55-BZ

APPLICANT—A. H. Salkowitz, for Sonjul Realty Co., Inc., owner.

SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed increase in the percentage of the plot occupied, by the elimination of open yard space.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Groton street, Block 3200, Lot 33, Forest Hills, Borough of Queens.

61-54-A

APPLICANT—John T. Kelleher, Borough Superintendent for Department of Buildings.

OWNER OF PREMISES—Sonjul Realty Co., Inc.

SUBJECT—Application January 29, 1954—Revocation of Certificate of Occupancy Q76789-51 issued re Alt. 1727-51.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Groton street (1st floor); Block 3200, Lot 33, Forest Hills, Borough of Queens.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx.

839-55-BZ

APPLICANT—Fred C. Dahlem, for Ralph Acampora, owner (Henrietta Taylor, lessee).

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of the parking and storage of motor vehicles from the business into the residence portion of the plot.

PREMISES AFFECTED—32 Nagle avenue, north side, 277 ft. east of Broadway and 620 West 196th street, Block 2172, part of Lot 68, Borough of Manhattan.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east

side, 100 ft. south of Necdham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

1003-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hammer Food Products Corp., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in an unrestricted, and residence use, C area district, the extension of an existing building, to include uses of boiler room, soda bottling plant, storage of boxes and bottles, garage for not more than 5 motor vehicles, driveway, loading and unloading platform and office; proposed extension to exceed the permitted area.

PREMISES AFFECTED—3216-3218 (3198 displayed) Atlantic avenue and 2-24 Fountain avenue, southwest corner, Block 4154, Lot 45, Borough of Brooklyn.

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

289-56-BZ

APPLICANT—Carl H. Salminen, for Joseph J. Crupi, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the proposed erection of a 1 story building to be occupied as office, showroom, storage and welding of aluminum and steel windows and manufacturing; building to occupy more of the area than permitted.

PREMISES AFFECTED—45-42 162nd street, west side, 400 ft. south of 45th avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

295-56-BZ

APPLICANT—Andrew Di Camillo, for Frederick J. McLaughlin, Sr., Frederick J. McLaughlin, Jr. and Gerard McLaughlin, owners.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, the proposed extension to the first story, of an existing building, using more than the area permitted.

PREMISES AFFECTED—8225 3rd avenue and 301 83rd street, northeast corner, Block 6007, Lot 5, Borough of Brooklyn.

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application April 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the crection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.

PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

355-56-BZ

APPLICANT—Herman E. Horwood, for Ernest La Porte, Patrick Mattia and Anthony Poveromo, owners.

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SUBJECT—Application May 3, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district proposed extension of storage and parking of more than 5 motor vehicles and storage and sale of used cars.
PREMISES AFFECTED—984-998 East 180th street and 2081-2099 Bryant avenue southwest corner, Block 3132, Lot 35, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 27, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

35-51-SA

APPLICANT—Carrier Corporation, owner.
SUBJECT—Application December 29, 1950—Carrier Corporation Automatic Ice Maker, 26 Series.

531-56-SM

APPLICANT—Russell, Burdsall and Ward Bolt and Nut Company, owner.
SUBJECT—Application June 27, 1956—Empire (E) High Strength Bolts for Structural Steel Connections.

1041-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corporation, owner.
SUBJECT—Application December 31, 1955—Washex Syn-tomat, Models P-65 and P-100 (for dry cleaning units using perchlorethylene, non-combustible solvent).

1039-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corporation, owner.
SUBJECT—Application December 31, 1955—Washex Tube Filters, Models 2000, 3000, 5000, 7000, 10,000 and 15,000.

633-55-SM

APPLICANT—Columbia Acoustics and Fireproofing Co., for United States Mineral Wool Company, owner.
SUBJECT—Application July 27, 1955—Cafco Spray or Spray Don (sprayed insulation).

150-56-SM

APPLICANT—Wilray Metal Fabricators, Inc., owner.
SUBJECT—Application February 1, 1956—Wilray Paint Storage Cabinets.

1029-55-SM

APPLICANT—Matthew J. Langert, owner.
SUBJECT—Application December 19, 1955—Matthew J. Langert Rope Hitching Device for Swing Scaffolds (two point suspension).

642-56-SM

APPLICANT—Protectoseal Company, owner.
SUBJECT—Application August 20, 1956—Protectoseal Storage Cabinet, Model 5545 (for storage of flammable liquids).

208-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.
SUBJECT—Application for consideration—reopened March 1, 1955 for amendment of resolution as to extension of use of approved couplings—re Dresser Couplings and Fittings, Styles 38, 65 and 90; previously approved.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.
SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.
PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.
SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.
PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

314-56-A

APPLICANT—Manhattan Beach Community Group, Inc., for Neighboring Property owners.
OWNERS OF PREMISES—West End Homes Inc.
SUBJECT—Application April 16, 1956—Appeal from a decision of the borough superintendent re revocation of Permits N.B. 2665-55 and N.B. 2666-55—zoning matter, re side and rear yards.
PREMISES AFFECTED—Oriental boulevard, south side, from Beaumont to Coleridge streets, 207 Beaumont street and 208 Coleridge street, Block 7516, Lots 1615 and 1623, Borough of Brooklyn.

87-56-A

APPLICANT—Maxfield Blaubeux, for Ira Greenfield, owner (Joseph Filappazzo, lessee).
SUBJECT—Application February 8, 1956—Appeal from a decision of the borough superintendent—re use of frame building—factory—re live load, exits and construction.
PREMISES AFFECTED—8615 (8613 displayed) 18th avenue, east side, 120 ft. south of 86th street, Block 6369, Lot 40, Borough of Brooklyn.

324-56-A

APPLICANT—Lionel K. Levy, for Anilico Realty Corp., owner.
SUBJECT—Application April 18, 1956—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—150-154 West 22nd street, south side, 195 ft. 10 in. east of 7th avenue, Block 797, Lot 70, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 4, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).
SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.
PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

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Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building; then to December 4, 1956, for further consideration as to school proposed for adjacent block.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision; then to December 4, 1956, at the request of the applicant.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

Laid over from October 30, 1956, to December 4, 1956, for inspection and decision; hearing closed; applicant to file revised plans and new decision of the borough superintendent.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e and 7i of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector; no further requests for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to file plan showing entire plot, including the existing building and also to file existing certificate of occupancy.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector's representative; no further request for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to furnish the Board with information as to the uses in the building since its erection and to submit a memorandum as to the practical difficulty and unnecessary hardship.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owners.

SUBJECT—Application February 16, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on

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vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

451-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

910-55-BZ

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, E-1 area district, proposed extension of an existing broom factory, to occupy more than the permitted area.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 ft. 11¾ in. east of East 95th street, Block 8203, Lots 5 and 7, Borough of Brooklyn.

74-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Dina Karpoff, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, storage room, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—42-05 Lawrence street, and 132-02 to 132-06 Sanford avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens.

158-56-BZ

APPLICANT—Fred C. Dahlem, for C.P.B. Incorporated, owner.

SUBJECT—Application March 2, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of 5 story and cellar converted old law tenement with hand laundry and grocery store in cellar.

PREMISES AFFECTED—19 West 103rd street and 74 Manhattan avenue, northeast corner, Block 1839, Lot 20, Borough of Manhattan.

193-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Beatrice M. Mahoney, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, car washing, parking and storage of motor vehicles; show window and signs within 75 ft. of residence use district.

PREMISES AFFECTED—2441-2449 (2443 official) Richmond avenue and 2-8 Richmond Hill road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond.

235-56-BZ

APPLICANT—Charles M. Spindler, for Estate of Jesse Donella, owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—3001-3047 White Plains road and 690-698 Lester street, southwest corner and 695-699 Adele avenue, Block 4545, Lot 14, Borough of The Bronx.

380-56-BZ

APPLICANT—James E. Vassalotti, for Kent Towers, Inc., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of motor vehicles.

PREMISES AFFECTED—247-249 Lexington avenue, east side, 85 ft. north of East 34th street, Block 890, Lots 23 and 66, Borough of Manhattan.

417-56-BZ

APPLICANT—Ingram S. Carner, for Credit Realty Corp., owner (proposed lessee—Shell Oil Co.).

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed erection and maintenance of a gasoline service

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station, car washing (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of cars waiting to be serviced, curb cut within 75 ft. of residence district and
PREMISES AFFECTED—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn.

457-56-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gartstein, for Jacob Blei and Kate Trachtman, owners.
SUBJECT—Application June 7, 1956—re (decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district, proposed parking of motor vehicles, accessory and consumer parking, accessory loading and unloading in conjunction with adjoining factory.
PREMISES AFFECTED—152-154 India street, south side, 150 ft. east of Manhattan avenue, Block 2541, Lots 12 and 13, Borough of Brooklyn.

473-56-BZ

APPLICANT—Fred E. Hertan, for Robert Figari, owner (GLM Realty Corp., lessee and Dan's Supreme Super Market, Inc., sub-lessee).
SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking of more than 5 motor vehicles.
PREMISES AFFECTED—138-37 to 138-49 Queens boulevard, northeast corner, of 86th avenue, Block 9649, Lot 17, Briarwood, Borough of Queens.

527-56-BZ

APPLICANT—Paul Friedman, for Daniel D. Daley, owner.
SUBJECT—Application July 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), parking of cars awaiting service, sale of auto accessories and minor repairs, with hand tools only, for a term of 15 years.
PREMISES AFFECTED—43-02 to 43-10 Main street, southwest corner of Cherry avenue, Block 5125, Lot 30, Flushing, Borough of Queens.

553-56-BZ

APPLICANT—Andrew DiCamillo, for No. 14 Corporation, owner.
SUBJECT—Application August 7, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—449-453 Degraw street, north side, 150 ft. west of Bond street, Block 416, Lots 50, 51, 53 and 152, Borough of Brooklyn.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.
SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 ft. from intersection.
PREMISES AFFECTED—110 Water street, southwest corner of Washington street, Block 37, Lot 1, Borough of Brooklyn.

576-56-BZ

APPLICANT—Henry C. Brockman, for Joseph Franzone, owner.

SUBJECT—Application August 29, 1956—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit partly in a residence use district and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry, minor auto repairs shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—49-05 Astoria boulevard, northwest corner of 49th street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

DECEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, December 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.
SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.
PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.
 Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for further consideration by the Board.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss and Benjamin Braunstein, trustees (Esso Standard Oil Co., lessee).
SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.
PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.
 Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.
SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of a vacant lot for parking and storage of motor vehicles.
PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.
 Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, Chairman.

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DECEMBER 18, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.
SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956, pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.
SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to December 18, 1956, to permit applicant to consult with his client; hearing previously closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 7, 1956,
10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 23, 1956, were approved as printed in the Bulletin of October 30, 1956, Vol. 41, No. 44.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Paul Blauth.

For Opposition: T. H. McManus, Ralph R. Moscovitz, Samuel Bodian for Park Dept., Henrietta Katz, Helen Perka, Manuel Epstein and Mrs. Edith Pearlberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Paul Blauth.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for inspection and decision; hearing closed.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubricatorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Herman Horwood.

For Opposition: Samuel Bodian for Park Dept.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing closed.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat. Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—(decision of the borough superintendent) under sections 7f and 7i of the

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zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for further consideration by the Board; hearing previously closed.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for further inspection and decision; hearing previously closed.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Bieniowski and Samuel Bodian, for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A.M. for inspection and decision; hearing closed.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owners.

SUBJECT—Application February 16, 1956—(decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only,

parking and storage of more than 5 motor vehicles on vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: James Buccellato, Matt David, Frank Albrizio, Ciro Milazzo, Margaret Mazzola, Harry Weisfeld, Margot Ulmer and Charles Giuffra.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing closed.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Haimowitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—(decision of the borough superintendent) under sections 7b, 7c, 7e, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street, and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levien, John F. Fitzsimons and Bernard Haimowitz.

For Opposition: Jerrolde L. May, Stephen J. Kull, Rose Masiello, Celazero Patto, Joseph Petiesillo and Leo May.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to file plan showing entire plot, including the existing building and also to file existing certificate of occupancy.

The applicant withdrew Section 21 as a basis of his application.

323-56-BZ

APPLICANT—Ivan Pinsker for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—(decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

APPEARANCES—

For Applicant: Ivan Pinsker.

For Opposition: None.

For Administration: None.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing closed.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

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PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale, Stephen Weinrib, Alice B. Somoroff.

For Opposition: Thomas Blake, Audrey O. Elliott, L. F. Timmerman, L. S. Willard, Jr., Alan Bruce Cantu, Felix G. Laver, Carl W. Painter, Richard C. Hollyday, Jr. and John Elliott.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to furnish the Board with information as to the uses in the building since its erection and to submit a memorandum as to the practical difficulty and unnecessary hardship.

451-56-BZ

APPLICANT—Frederick A. Ketcher, Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick Ketcher.

For Opposition: Jeanette Ryan and Vivian Gerritsen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing closed.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick Ketcher.

For Opposition: Irving Albert and Ruth M. Fredericks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing closed.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—(decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Frank Composte.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. to permit applicant to consult with his client; hearing previously closed.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for parking and storage of motor vehicles.

PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy and Casper R. Nevola.

For Opposition: Anna Ginsberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—923-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Milton S. Zeiberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing closed.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss, and Benjamin Braunstein, trustee (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district, the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch, Murray Stockman, Jacob I. Isaacs, Benjamin Braunstein and Harry Neisloss.

For Opposition: Mrs. Jules Blankfein, Dr. Gerald J. Levine, Mrs. William Wuest, Harriet Lopin, Gladys Nadelson, Helen Kiamos, Dr. Frank Ratner, Helen Ratner, Doris Neuman, Agnes Paulsen, Pearl G. Rebhun, I. Gordon, Mrs. P. Rider, Charlotte Bronson, Mrs. Sidney Lieberman, Sarah Leitman, Alexander Del Vecchio, N. M. McDowell, Mrs. G. Glass, A. Diamond, Sophie Kent, Anna Heintz, Dr. Meyer Damesek, Rose Berman,

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B. Grossman, B. Klein, Rose Lopata, R. E. Speier, E. Hesson, Shirely Cohen, Betty Stapleton, Ceil Schreier, Ruth Feld, Robert Wolfe, Gloria Levine, Ann Kirschman, Margaret Alesi, Julius Feigenbaum, Jack Turret, Ruth Feldman and others.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

274-26-BZ—Vol. II

APPLICANT—Jane Nicastri, owner.

SUBJECT—Application reopened July 3, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing commercial building in the residence use district portion of the plot.

PREMISES AFFECTED—3349-3357 East Tremont avenue, north side, 70 ft. east of Baisley avenue, Block 5311, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Gordon I. Novod and Jane Nicastri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 3, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Haskin street are in business and residence use, D and DD area, class 1 height districts; East Tremont avenue is in business and residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 17, 1956 acting on Alt. Applic. 313-56, reads:

"1. The proposed extension of the existing commercial building in the residence portion of the lot is contrary to Sect. 3 of the zoning resolution and to Cal. No. 274-26-BZ of the Bd. of S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 116.32 ft. frontage by 159.41 ft. in depth, on which is now located a one story building of class 3 construction, occupied as bowling alley, bar and grill, gasoline service station and repair shop; that it is proposed to erect and maintain an extension to existing building, 4 ft. by 25 ft., to be used for pinsetting machines, for bowling alleys; and

WHEREAS, the applicant states that the property referred to is presently zoned as a class 1 height district; that the portion of the property within 100 ft. of East Tremont avenue is presently zoned as a business district and a D area district and the remainder is zoned as a residence district and a DD area district; that as of July 25, 1916 the entire property was zoned as a 1¼ times district and a C district; that the present height and area designations became effective on April 20, 1953; that the use designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that the particular portion of the premises for which the alteration is proposed

is presently being used as a restaurant and bowling alleys; that the premises front on East Tremont avenue, which is located in a business use district; that the rear of the premises extends into a residential use district; and

WHEREAS, the applicant contends that in a prior application, to wit, 274-26-BZ, the Board granted a variance which permitted the present use of the premises; that in recent years the operator of the bowling alley has experienced serious difficulty in the conduct of its business; that the lots cannot be operated for parking purposes economically unless the use requested herein is permitted; that the variation applied for will not change the general character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1952; that the assessed valuation of land is \$19,600 and of the building \$23,400 making a total of \$43,000; that the building was erected December, 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 13, 1926, as thereafter amended by resolutions adopted through October 30, 1954, by adding thereto:

"that in the event the owner desires to extend the building in depth as proposed and indicated on plans filed with this application, marked 'Received June 12, 1956', 1 sheet, and 'October 8, 1956', 2 sheets, such extension may be permitted as indicated on such plans to the extent of 4 feet in depth, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that the resolutions above cited shall be complied with in all other respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

317-33-BZ—Vol. II

APPLICANT—Ervin Palmer, for Dickel Construction Company, owner (Arnold Lowenstein, lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the proposed extension of the roof of lubricatorium which is contrary to Resolution of Board of Standards and Appeals, Cal. 317-33-BZ.

PREMISES AFFECTED—139-01 to 139-21 Jamaica avenue and 139-02 to 139-18 89th avenue, northeast corner, Block 9673, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 9, 1956 subject to regular procedure, and set by the Board for hearing on November 7, 1956; and

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Jamaica avenue and 89th

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avenue are in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 20, 1956 acting on Alt. Applie. 1312-56, reads:

"1. The proposed extension of the roof of lubricatorium is contrary to Art. 2 Sec. 4(a) (46) of the Zone Res. The B.S. & A. approved a gasoline service station on this plot under Cal. 317-33-BZ but the plans & records on this file (Alt. 1955-33) are missing from the files of this dept."

and

WHEREAS, the applicant states that the premises consist of a plot, 212 ft. 1 in. frontage by 102 ft. 7 in. in depth, on which is located a gasoline service station; and

WHEREAS, the applicant states that the existing one story accessory building is located at the intersection of Jamaica avenue and rear lot line and is about 72 ft. wide, 26 ft. in depth and about 14 ft. high; that this is an existing gas station approved by the Board on March 6, 1934 under Cal. No. 317-33-BZ and erected in accordance with the amended resolution dated February 11, 1935; and

WHEREAS, the applicant contends that there are no changes contemplated at this time to the station proper; that the only change requested is to the accessory building itself, which is not to be enlarged or changed in area in any way; that due to new methods of car lubrication it is no longer desirable to have greasing pits; that they are generally substituted by lifts and in order to install lifts in this building, it is necessary to raise the roof so as to accommodate the height necessary for these lifts; that this application is therefore to obtain approval for raising the roof approximately 4 ft. only over that portion of the accessory building which now contains the two greasing pits which will be substituted by two lifts; that this change will also necessitate the replacing of the two existing 10 ft. high overhead doors, with 12 ft. high overhead doors; and

WHEREAS, the applicant states that the present owner has held title to the property since January 18, 1924; that the assessed valuation of land is \$42,500 and of the building \$9,500 making a total of \$52,000; that the building was erected in 1934.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 19, 1934, as thereafter amended by resolutions adopted through January 29, 1935, by adding thereto:

"that in the event the owner desires to increase the height of a portion of the first story of the accessory building so as to provide additional height for the lubricatorium section, such change may be made as proposed and as indicated on plans filed with this application marked 'Received September 17, 1956', 3 sheets, on condition that in all other respects the resolutions above cited shall be complied with; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution."

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Pert Realty Corp., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 21 of the zoning resolution, to permit in a business use district, the extension of the mezzanine and increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor vehicles, major repairing of motor vehicles, repairing of radiators and adjustment of new parts dealt in by lessee, including all heavy and general repairing, storage and sale of auto parts, loading and unloading and customer and employee parking.

PREMISES AFFECTED—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Marty Lipschutz.

For Opposition: Myron Krieger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative. Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 11, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on September 11, 1956 after due notice by publication in the Bulletin; laid over to October 2, 1956, at the request of an objector; no further request for adjournment; then to October 30, 1956, for inspection and decision; hearing closed; then to November 7, 1956, for applicant to file revised plans showing the arrangement of the first floor and fencing around parking area; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hillside avenue are in a business use, C area, class 1½ height district; 150th street is in a residence use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 15, 1955 acting on Alt. Applie. 1664-55, reads:

"1. The proposed extension of mezzanine & increase of building use to include 2-550 gal. gasoline pumps, storage of more than 5 motor cars, major repairing of motor vehicles, repairing of radiators & adjustment of new parts dealt in by lessee including all heavy & general repairing, storage & sales of auto parts, loading & unloading, & customer & employee parking, is contrary to the B.S. & A. decision—re: Cal. #118/48 BZ, dated July 17, 1951 & amended 6/24/52 & 11/18/52 & 10/23/51, the above uses are contrary to Art. 2 Sec. 4(29) (46) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, on which is located a two story building occupied as a machine shop, storage of anti-freeze and motor oil storage of more than five motor vehicles, auto repairs and sales and offices; that it is proposed to occupy the premises as a machine shop, storage of anti-freeze and motor oil storage of more than five motor vehicles, auto repairs, sales office, accessory parking, loading and unloading; and

WHEREAS, the applicant states that Cal. No. 118-48-BZ was denied by the Board on September 28, 1948; that Cal. No. 118-48-BZ, Vol. II was an application reopened May 22, 1951 under sections 7f, 7i and 21 affecting the subject premises and including the adjoining lot 88, granted on July 17, 1951 under 7i to permit minor repairs of motor vehicles only in conjunction with repairing of radiators and adjustment of new parts dealt in by the owner and excluding all general and heavy repairing, and under 7f to permit use as a garage for more than five cars, not as a public storage garage but only in connection with the owner's business, all for a term of 21 years; that at the final hearing of the application, lots 88 and 90 were withdrawn from the appeal; that the application was amended on October 23, 1951 so as to permit two 550 gallon gasoline storage tanks and two pumps inside the building and to permit the storage of anti-freeze and motor oil in 550 gallon drums, 5 gallon tins, 1 gallon cans and 1 quart cans; that the time in which to complete work under the appeal was extended on June 24, 1952; that the appeal was amended November 18, 1952 to reduce the height of the building from four stories to two

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stories; that the building has been completed substantially as proposed; and

WHEREAS, the applicant contends that it is proposed to effectuate the withdrawal of lots 88 and 90, as set forth in the resolution of July 17, 1951; that the premises was occupied at the time of the granting of this appeal by a used car dealer whose occupancy of the premises and business operation was suspect and notorious; that the said tenant has not been a tenant or occupant of the premises for over two years and is in no way connected or related to the owner of the premises; that the new site will consist of a plot 140 ft. front on Hillside avenue by 100 ft. in depth, on which there has been erected a building 120 ft. front on Hillside avenue by 100 ft. in depth, 30 ft. 4 in. in height, of class 1 fireproof construction; that it is proposed to extend the mezzanine as approved by the Board, to the rear wall of the building thereby creating a second floor and thereby changing the designation of the existing second floor to a third floor; that the third floor will be occupied as offices for the New York State Department of mental hygiene; that it is proposed to relocate the two 550 gallon gasoline tanks from inside the building to a place 8 ft. outside the building; that the amendment of this application of October 23, 1951 permitted the installation of two 550 gallon storage tanks; that the mechanics of effecting this installation has brought to light the difficult structural problems and the objection of the fire department in view of the motor vehicle repairs permitted to be conducted in the building; that it is proposed to bury the tanks as close to the outside of the building as is physically possible; that the pumps are to remain within the building; that there will be no gasoline service station; that permission is requested to have customer and employee accessory parking on the unbuilt upon portion of the premises; that accessory parking is a permitted use within this use district; that no fee for parking will be charged, nor will there be any overnight parking; that the proposed parking will be exclusively for the employees of the owner's business, the employees in the offices of the New York State Department of Mental Hygiene and customers and visitors; that there will be no sales or display of cars; that the unbuilt upon portion of these premises consist of a small plot 20 ft. front on Hillside avenue by 100 ft. in depth; that there is an urgent need for parking facilities in this area; that accessory parking is consonant with zoning trends in the city and in conformance with the character of the area; and

WHEREAS, the applicant states that the present owner has held title to the property since May 3, 1945, April 3, 1947 and November 15, 1950; that the assessed valuation of land is \$80,000 and of the building \$205,000 making a total of \$285,000; that the building was erected in 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1951, as thereafter amended by resolution adopted October 23, 1951 through November 18, 1952 by adding thereto:

"that the plot may be increased by the addition of 20 ft. to the east; that in such lot there may be buried two 550 gallon tanks supplying the two gasoline pumps heretofore permitted for private use only within the building; that the construction of the buried tanks shall comply with the requirements therefor and shall be buried to a point where there is no danger due to leakage in connection with the boiler room in the building; and to permit within such 20 ft. lot the parking of cars of the employees of the building and for loading and unloading as proposed and as shown on plans marked "Received September 14, 1955", 9 sheets, and revised plans marked "Received November 2, 1956", 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that along the easterly lot line of the additional 20 ft. space there shall

be a woven wire fence erected on a masonry base to a total height of 5 ft. 6 in. with suitable terminating post at the building line, and a gate to Hillside Avenue which shall normally remain closed; that the parking and loading area shall be leveled substantially to the grade of Hillside Avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that in all other respects the resolutions above cited shall be complied with; except that the present mezzanine floor may be extended in area as proposed and as shown on plans above cited; that the term of the variance as permitted by the resolutions above cited, and including this amended resolution, may run under Section 7f for a term of 21 years from the date of this resolution as amended this day; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six months from the date of this amended resolution."

256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. J. Burrows Co., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia place, east side, 248 ft. north of State street and 26-28 Willow place, Block 259, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Albert J. Burrows.

For Opposition: Eugene H. Zimmerman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 8, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 23, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956, at the request of an objector; no further requests for adjournment considered; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; Willow place and Columbia street are in residence and local retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 26, 1956 acting on Alt. Applic. 36-56, reads:

"3. Proposed change of occupancy, in a residence zone, to manufacturing and assembly of electronic equipment is contrary to Art. II, PP. 3 of the Zoning Resolution.

Note: Premises were subject of Bd. of Standards variance under Cal. #256-49-BZ which expired July 25, 1955 and Cal. 257-49-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 150 ft. 9 in. in depth presently developed with a building, one and two stories in height, of class 3 construction, having a frontage of 52 ft. and a depth of 136 ft. 6 in., erected prior to 1913; that in 1927 certificate of occupancy No. 2605 was issued on report No. 7339-1927 for use as a gymnasium and school; that the building was later altered under Alt. Applic. 2940-1928 and conditional variance of the Board under Cal. No. 256-49-BZ and Cal. No. 257-49-A; that certificate of occupancy No. 134166 was

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issued for use as follows: Columbia place, front wing: cellar—boiler room and vacant space; first floor—furniture factory; second floor—furniture factory; Willow place, rear wing: cellar—furniture factory; first floor—office; that the buildings are now vacant and it is proposed to secure a variance for a period of ten years in order to use the building as follows: Columbia place, front wing: cellar—boiler room and vacant space; first floor—assembly of electronic equipment; second floor—assembly of electronic equipment and caustic dip; Willow place, rear wing: cellar—manufacturing of metal chassis and parts for electronic equipment; first floor—manufacturing, assembly, testing of electronic equipment and offices; that it is proposed to use the open court facing Willow place for loading and unloading; and

WHEREAS, the applicant states that the premises are located in a class B area district, class 1½ height district and a residence use district; that as of July 25, 1916 that part of the premises within 100 ft. of Columbia place was in an unrestricted use district and the present use designation became effective July 28, 1952; and

WHEREAS, the applicant contends that the building in question up to July 25, 1955 had a legal use of "furniture factory" that was granted by the Board under Cal. No. 256-49-BZ for a temporary period of five years; that the change of use as proposed will not be detrimental to the immediate vicinity since there are many non-conforming uses within the affected area as follows: block 259, lot 7—store and dwelling; block 259, lot 10—garage; block 259, lots 18, 21 and 22—store and dwellings; block 258, lot 17—store and dwelling; block 260, lot 1—store and dwelling; block 260, lot 11—sub-station; that the building is high in assessed value and cannot possibly be put to a conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since March 3, 1950; that the assessed valuation of land is \$15,000 and of the building \$25,000 making a total of \$40,000; that the building was erected prior to 1913; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1950, by adding thereto:

"that the use as now proposed and indicated on plans filed with this application, marked 'Received March 29, 1956', 6 sheets, may be permitted, namely, manufacturing and assembling of electronic equipment throughout the building by the A. J. Burrows Company, *on condition* that the portion of the premises within the residential district shall be occupied as to the first floor only as an office, as indicated on such plans; that the existing fence along the building line of Willow place shall be restored and repaired so as to provide a continuous fence along the frontage of the premises with no openings therein except two gates for emergency entrance and exit only and not for general use; that the open spaces on Willow place shall be kept seeded to grass and properly mowed and not occupied for any other purpose; that there shall be no parking of cars in this space; that proper concrete walks shall be maintained from the entrance to the street and from the exit as shown from the cellar; that there shall be no signs on the portion of the building facing Willow place; that the building shall not be increased in height or area or as to general design or construction as to the portion on Willow place in the residential district; that the main entrance to the building shall be on Columbia place; that the wood trim, windows and doors shall be kept painted; that such portable fire-fighting equipment shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution of the

Board adopted under Cal. 257-49-A on July 8, 1952, which resolution shall continue in effect and be complied with; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution."

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application reopened May 29, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 cars.

PREMISES AFFECTED—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Alice M. Ressler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Kcating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 29, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 16, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 41st avenue are in a residence use, B area, class 1½ height district; 79th street and 80th street are in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 23, 1956 acting on Alt. Applic. 717-56, reads:

"1. Parking lot in a residential district for more than 5 cars is contrary to section 3, article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 312.23 ft. in depth, now vacant; that it is proposed to maintain a parking lot for 215 cars until such time as the owners find it feasible to utilize the property for permanent development in conformity with the use, height and area districts as presently zoned; that it is also proposed to level the plot to the grade of the adjoining streets, pave the surface with clean cinders compactly rolled and saturated with an oil binder; that it is proposed to limit ingress and egress to one curb cut on 41st avenue, 25 ft. wide, with 1½ ft. splays on each side; that it is also proposed to surround the property lines with a 5 ft. high woven wire fence secured to 1½ in. steel pipe anchored in concrete, except for an opening on the building line opposite the curb cut and along the rear property line which same is now protected with existing fences or masonry walls; that it is further proposed to provide an 8 in. by 10 in. wood bumper to protect the fence and adjoining property walls and open areas from damage by moving cars while being parked and to install a 4 ft. high privet hedge between the fence and the bumper along the street fronts; that it is also proposed to erect an attendant's shelter of frame construction, 12 ft. by 12 ft. in area, 10 ft. 2 in. in height, on the southeast corner of the plot; and

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WHEREAS, the applicant contends that under the same ownership is the six story multiple dwelling being completed on Block 1489, Lot 18 containing 198 apartments, but garage space for only 59 cars; that rentals now indicate the ratio of garage space to apartments is inadequate and additional parking facilities need be provided; that the Elmhurst General hospital, directly opposite the site on blocks 1498, 1499 and 1500, has also seriously increased the need for off street parking in this area; that 2½ years ago 160,000 sq. ft. of space for parking was requested by the hospital authorities but lack of appropriations prevented the purchase of the required land; that the existing parking lot on 41st avenue between 80th and 81st streets, block 1491, lot 24 is now occupied to capacity by residents in the vicinity who park on a monthly basis, forcing transients to park on public streets; and

WHEREAS, the applicant states that the present owner has held title to the property since June 8, 1953 and that the assessed valuation of land is \$146,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received May 1, 1956", 3 sheets, *on condition* that there shall be maintained along the rear lot line a planting area for a distance of ten feet with suitable heavy hedge material and protected with concrete curbing not less than eight inches in height and six inches in width; that along the rear lot line and all side and front lines there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height except for an entrance and exit, where indicated on 41st avenue; that such entrance shall not exceed fifteen feet in width; that the curb cut opposite such entrance shall not exceed twenty-five feet in width; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except that there may be erected a building to be used solely for an office and shelter for the attendant and erected near the entrance, where shown; that the plot shall be leveled substantially to the grade of 41st avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that signs shall be restricted to a permanent sign attached to the fence near the entrance advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed twenty square feet and shall not be illuminated and shall not extend beyond the building line; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

60-54-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Charles Costa, owner.

SUBJECT—Application reopened July 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue, Block 4574, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy, Joseph B. Lynch, Charles Costa and Charles Costa, Jr.

For Opposition: Thomas F. McCarthy, Mrs. L. Rosenholtz, Mrs. N. Zanfardino and Mrs. Y. Zanfardino.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 24, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 16, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, C area, class 1¼ height district; Bronxwood avenue and Radcliff avenue are in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1956 acting on N.B. Applic. 1726-56, reads:

"1. The erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service in a Retail Use District is contrary to Art. 2 Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 80 ft. in depth, now vacant except for two billboards; that it is proposed to erect a modern gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of fifteen years; and

WHEREAS, the applicant states that the premises originally were in a business use, C area, class 1 height district but were changed to the present zoning designation on July 20, 1942; and

WHEREAS, the applicant states that the plot is approximately at street grade along Burke avenue but it slopes upward so that the southerly lot line is considerably higher than the northerly or street line; that it is proposed to level the property substantially to the grade of Burke avenue, with perhaps a very slight upward slope towards the southerly or rear lot line; that it is also proposed to erect a modern gasoline service station accessory building of masonry construction, with the front and side walls of face brick trimmed with porcelain enamel, having a frontage of 56 ft. 8 in. and a depth of 27 ft. 8 in.; that it will be located on the southerly lot line, 43 ft. 4 in. east of the Bronxwood avenue line and 25 ft. west of the easterly lot line; that it is also proposed to install twelve 550 gallon storage tanks and four dispensing pumps, located on two islands along the Burke avenue frontage but situated 15 ft. south of the building line; that access to the station will be afforded by three 30 ft. curb cuts located on Burke avenue and one 20 ft. curb cut on Bronxwood avenue, located within 25 ft. of the intersection of that avenue with Burke avenue; that the easterly and southerly lot lines, where not occupied by the wall of the accessory building, will be occupied by a 4 ft. 6 in. woven wire fence mounted on a 12 in. concrete curb; that this fence and curb will also be continued along Bronxwood avenue from the southerly lot line for a distance of 28 ft., or to a point opposite the front of the accessory building; that provision has also been made for decorative planting along the easterly lot line; and

MINUTES

WHEREAS, the applicant states that the owner and his family have owned property in the immediate vicinity for many years and have erected many buildings of all types in the neighborhood; that the owner formerly owned and resided in the premises known as No. 3030 Bronxwood avenue in block 4574, lot 16; that he recently sold that property and now lives at No. 3039 Bronxwood avenue in block 4573, lot 34, diagonally opposite the premises; that he has substantial other property interests within the affected area and naturally he would not press this application if it would endanger those interests; that although the premises are in a retail use district, it is obvious that they are not adapted for any such use; that the retail shopping area in this neighborhood is to be found along White Plains road, about six blocks west of the subject premises, which is adequate for the entire locality; that there has been no recent development along Burke avenue at this point except a building used by the State of New York as an unemployment insurance office at the northeasterly corner of Burke and Barnes avenues in block 4605, lot 12, and a building, apparently designed for retail use, now under construction at the northeasterly corner of Burke and Radcliff avenues in block 4609, lot 8; that these few improvements have been confined to the northerly side of that thoroughfare; that the southerly side within the affected area is entirely vacant except for a small real estate office at the southeasterly corner of Burke and Matthews avenues in block 4573, lot 25 and a barber shop directly to the east of the premises in block 4574, lot 30; that much of the remaining property along the southerly side of the street, that is, block 4572, lot 29; block 4573, lots 29 and 32; block 4574, lot 31; block 4575, lots 25 and 29 and block 4576, lot 25, has been acquired by the City of New York because of the owners' failure to pay taxes; that even the vacant property along the northerly side of Burke avenue, that is block 4608, lot 3 has been similarly acquired by the city; that obviously, this general condition could not exist if the property could profitably be used for a conforming use; that the owner has tried to interest prospective purchasers and tenants in this property on innumerable occasions since acquiring the property, but none of these efforts have proved successful; and

WHEREAS, the applicant contends that the streets upon which the premises abut are heavily trafficked and their intersection is controlled by a traffic light located on the northeasterly corner; that this traffic would furnish no business for any conventional retail business which might be established but would, however, furnish a considerable amount of business for the proposed gas station; that in addition there has been a great deal of residential improvement in this section and occupants of these new houses will require motor vehicle facilities; that at the present time there are no gasoline service facilities available along Burke avenue from the northwesterly corner of White Plains road to Boston Post road, a distance of some 14 blocks; that a similar situation exists along Bronxwood avenue; that there is a gas station some distance to the south of the premises at Boston Post road, which is now being reconstructed pursuant to permission granted by the Board; that there is no other gas station along Bronxwood avenue between Boston Post road and 225th street, some distance to the north of the site; that the proposed gas station has been designed so as to eliminate the possibility of its having any adverse effect on nearby properties; that it will be screened by a 5 ft. 6 in. fence along the easterly and southerly sides, which will isolate it from adjacent properties; that of more importance than that, however, is the fact that lot 24 in block 4574 is also owned by Mr. Costa and it is stipulated that this lot will be kept separate and apart from the proposed gas station and will be used only in a manner conforming to use district restrictions; that this will serve to protect the property to the south which is located in a residence use district; and

WHEREAS, the applicant states that the present owner has held title to lot 25 since December 16, 1952 and to lot 29

since January 16, 1953; that the assessed valuation of land is \$20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received September 18, 1956", 3 sheets, and "October 2, 1956", 3 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be leveled substantially to the grade of Burke avenue and shall be constructed and arranged substantially as indicated on such plans; that the accessory building shall be of the area and design and arrangement as indicated; that there shall be no cellar under such building; that the accessory building shall be faced on the front and on two sides with face brick; that the doors to the toilet rooms shall be rearranged so as not to be contiguous; that the accessory building shall in all other respects comply with the requirements of the Building Code; that there shall be no windows opening to the rear of this portion of the plot; that along the rear lot line and along the side lot line and on Bronxwood Avenue there shall be erected a woven wire fence of the chain link type on a masonry base where such fences are shown; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line of Burke Avenue; that tanks shall be restricted to twelve 550 gallon approved gasoline storage tanks; that along the side and rear lot lines, where shown, there shall be maintained a planted area with suitable planting material and protected with a concrete curb not less than eight inches in height and six inches wide; that curb cuts shall be restricted to three curb cuts to Burke Avenue, where shown, and one to Bronxwood Avenue within the first twenty-five feet from the intersection; that no portion of any curb cut shall be nearer than five feet to a lot line as prolonged; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs facing Burke Avenue attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of one post standard at the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend over the building line of Burke Avenue for a distance of not over four feet; that the balance of the premises where not occupied by the accessory building, pumps and planted areas shall be paved with a concrete or asphaltic pavement; that at the intersection, within the building line, there shall be erected a block of concrete extending for a distance of not less than five feet along either building line and not less than twelve inches in height; that under Section 7i, for a similar term, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7e there may be parking of motor vehicles awaiting service, for a similar term; such parking shall be on such part of the premises where it shall not interfere with the servicing of the station; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

346-55-BZ

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—re (decision of the borough superintendent) under sections 7c and 7a of the zoning resolution, to permit in a business use district, proposed extension of building and openings between adjacent parts of buildings; new extension to be used for machine shop and welding and storage of acetylene and oxygen bottles; new storage space to be used for the parking of 3 trucks.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent D. Luongo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; 4th avenue and Carroll street are in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 27, 1955 acting on amendment to Alt. Applic. 4351-53, reads:

"2. Proposed extension of building and openings between adjacent parts of buildings constitutes an extension of a non-conforming use and is contrary to Article II, PP. 6 and PP. 4(a) subsection 4 of the zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, on which are located two 2-story brick buildings of class 3 construction, 20 ft. front by 40 ft. 2 in. in depth, two 1-story frame class 4 storage sheds and one metal shed, used as a machine shop; that the brick buildings were erected under Permit No. 5195-1912 and the original use was for a wagon shop, feed store and horse shoeing shop; that the premises has been in continual use as machine shop, welding, sale of welding machines, supplies and equipment and repairs to welding equipment, and offices since 1917; that the use of welding is confined to No. 249 4th avenue; that it is proposed to alter and extend the existing two story brick, class 3 buildings now used for machine shop, welding, offices, sale of welding machines and equipment and the repairs of welding machines; that it is also proposed to demolish the frame sheds at the rear of the lot and to erect a new one story concrete block extension at the rear of No. 249 4th avenue, to extend the present machine and welding use and also to erect a new one story concrete block extension at the rear of lot at No. 251 4th avenue for the storage of acetylene and oxygen bottles; that the open space between the rear yard of No. 251 4th avenue and new storage space will be used for the parking of owner's trucks; that the party wall dividing No. 249 and No. 251 4th avenue will be made part of the machine shop; that it is also proposed to construct a new driveway in No. 251 4th avenue to permit the parking of trucks in the rear yard; and

WHEREAS, the applicant contends that it is necessary for the owner to expand his facilities as the present buildings are inadequate for his needs; that the increased area of the new extension will be used primarily for the machine shop and to replace the present illegal frame sheds used for the storage of oxygen and acetylene bottles, which are permitted uses in a business district; that however, the amount of welding, which is a non-conforming use, will be still confined only to the repairing of electrically operated welding machines and equipment, which is a very small part of this business; that the number of persons employed will be ten men; that the second floor will be used only for offices with an occupancy of 8 men and 2 women; and

WHEREAS, the applicant further contends that the auto repair shop at No. 251 4th avenue has been discontinued and premises are no longer used for that purpose; that welding was legal in premises No. 249 4th avenue until 1949, when permit for increased number of cylinders of acetylene and oxygen was refused; that premises at the present time does not have a permit from the fire department; and

WHEREAS, the applicant states that the present owner has held title to the property since 1948; that the assessed valuation of land is \$10,000 and of the building \$8,000 making a total of \$18,000; that the building was erected in 1912; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the proposed extension to the existing building on Lot No. 2 substantially as proposed and as indicated on plans filed with this application marked "Received May 3, 1955", 9 sheets, *on condition* that the extension shall not exceed one story in height, as shown; that all existing sheds or other structures on this portion of the plot shall be removed; that there shall be no windows opening to the adjoining premises to the north, south or east; that the open yard shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on the lot lines where walls of the proposed building do not occur and there are no walls of adjoining buildings on the lot line, there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that the building, as proposed, and the existing building shall be for the use as proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 347-55-A and shall comply with all requirements of the Fire Commissioner; that the signs on the existing building shall be removed and no signs shall be erected except signs in conformity with the Building Zone Resolution for the building use district; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; that the open space may be occupied for the parking of three trucks as proposed and other cars awaiting service; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

347-55-A

APPLICANT—Vincent D. Luongo, for Frederick Zimmer, owner.

SUBJECT—Application May 3, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—249-251 4th avenue, east side, 20 ft. north of Carroll street, Block 958, Lot 2, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Vincent D. Luongo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated April 27, 1955, on Amendment to Alt. App. 4351-53 reads:

"3. Exits from first floor to be remotely located as per Section 270 of the Labor Law.

"4. Provide 2 means of egress from 2nd floor in full compliance with Section 270 of Labor Law."

and

WHEREAS, the applicant states the building is two stories, 20 ft. in height, 40 ft. by 40 ft. ½ in. in area, of class 3 construction, erected 1912, located on a lot 40 ft. front by 100 ft. depth, in a business use, B area, class 1½ height district, and used and occupied since 1917: 1st floor—machine shop and welding, 4 persons; 2nd floor—offices, 3 persons; and proposed to be increased in area to 40 ft. front by 100 ft. and 40 ft. ½ in. in depth on the first floor, in class 3 constructions to a height of 20 ft. and to be used and occupied as follows: 1st floor—sale of welding apparatus, supplies, repair of welding machines, welding, storage and sale of oxygen and acetylene, machine shop and parking for three trucks, 10 persons; 2nd floor—offices, 10 persons; that the building is provided with one 3 ft. wide steel interior stairs enclosed in one-hour rating fire retarded partitions, equipped with one-hour fireproof self-closing doors; stair hall leads direct to street and is provided with ladder and scuttle to roof; there is one fire escape on the front; and

WHEREAS, Order No. 41204LC, issued by the Fire Commissioner May 1, 1952, was to discontinue the storage and use of oxygen and acetylene; to obtain a certificate of occupancy; to separate the storage of oxygen from acetylene cylinders by providing fire retarded rooms, vented to the outer air; and to post "No Smoking" signs; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates' Court, August 9, 1954, on a charge of violation of Section C19-90.0 of the Administrative Code; and

WHEREAS, the applicant has filed a communication from the Fire Department stating that premises 251 4th Avenue was the subject of an application to the Fire Department for permission to use oxy-acetylene blowpipe apparatus; that such application was dated March 11, 1946 and no Fire Department permit has been granted for same; and that the Fire Department record indicates that for 249 4th Avenue, the first application was filed December 8, 1919, for use of an oxy-acetylene blowpipe apparatus, and permit issued April 8, 1920; and permit subsequently issued up to and including December 12, 1949; and that on November 17, 1951, application was filed for the storage for sale of 50 cylinders of acetylene and 100 cylinders of oxygen and no permit has been issued on this application; and

WHEREAS, the applicant states that the premises consist of two 2-story brick buildings of class 3 construction, and a one-story class 4 frame storage shed at the rear; the brick buildings were erected under Permit No. 5192-1912 for wagon shop and horseshoeing; that the premises has been in continuous use as machine shop, welding, sale of welding equipment and repairs to welding equipment and as offices since 1917; that the use of welding is confined to 249 4th avenue; and

WHEREAS, the applicant states that it is now proposed to demolish the frame sheds at the rear of the lot and to erect a new one-story masonry extension at the rear of No. 249 4th avenue; to extend the present machine shop and welding

use and to erect a new one-story concrete block extension at the rear of 251 4th avenue for the storage of acetylene and oxygen cylinders; that the open space between the rear yard of No. 251 4th and the new storage space will be used for the parking of the owner's trucks; that the party wall dividing 249 and 251 will be partially removed and the portion of No. 251 will be made part of the machine shop; that a new driveway will be constructed in No. 251 to permit the parking of trucks in the rear yard; that two means of egress for the factory use will be provided on the first floor at the front of the building leading directly to the street; that the second floor will be used solely for office use; no factory use will be conducted on the second floor; that the existing wood exit stairs will be replaced by a new steel stairs enclosed in 4-in. concrete block partitions on the first floor and in fire retarded one-hour partitions at the second floor; that this new stairs will lead directly to the street; that a scuttle with 70° ladder will be provided leading to the roof; that a fire escape balcony with drop ladder to the street now exists on the front wall; and

WHEREAS, the applicant requests that a variance be granted as to the first floor means of egress leading directly to the street in view of the fact that the area for the machine shop is small and confined to the front portion of the building and the portion of the new extension will be used for the storage of materials; and requests that the means of egress from the second floor be accepted since the area for use of offices would be greatly reduced if additional stairs to roof were installed and it would cause undue financial hardship on the owner and that at no time will the second floor be used for factory use but strictly for office space for the owner, his salesmen and office help; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Amendment to Alt. App. 4351-53, Objection No. 3 and 4 and that the appeal be and it hereby is *granted on condition* that the exits as cited in Objections 3 and 4 shall be as proposed and in compliance with the requirements of the resolution adopted this day under Cal. No. 346-55-BZ and the plans referred to therein.

676-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application August 25, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed change of use of auto showroom, office, parking of more than 5 motor vehicles, sale and display of more than 5 new and used cars, garage for not more than 5 motor vehicles, to auto showroom, offices, parking of more than 5 motor vehicles, sale and display of more than 5 used cars and motor vehicle repairs.

PREMISES AFFECTED—208-24 Northern boulevard, and 45-02 to 45-10 Oceania street, southwest corner, Block 7305, Lot 50, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, D area, class 1 height district; Oceania street is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 16, 1955 acting on Alt. Applic. 1457-55, reads:

"1. Proposed change of use of auto showroom, office, parking of more than 5 motor vehicles, sale & display of more than five new & used cars, garage for not more than five motor vehicles, to auto showroom, offices, parking of more than five motor vehicles, sale & display of more than 5 new & used cars, motor vehicle repair shop in a business district is contrary to Art. II Sec. 4(29) of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 100 ft. in depth; that the premises are presently developed with a one story building of class 3 construction having a frontage of 60 ft. and a depth of 44 ft. 4 in. and being used as an auto showroom and office, and the open area adjoining is used for the parking and storage of more than five motor vehicles and the sale and display of more than five new and used cars; that these uses were established under N.B. 4566 of 1952 and certificate of occupancy No. Q88826 was issued for said uses; that the site is also developed with a one story building of class 3 construction having a frontage of 49 ft. and a depth of 26 ft., used as a garage for not more than five motor vehicles; that this use was established under N.B. 6234 of 1951 and certificate of occupancy No. Q81501 was issued for said use; that it is proposed to convert the present five car garage into a motor vehicle repair shop by installing three auto lifts, and maintain the present legal auto showroom and the open parking and storage of more than five motor vehicles and the open sales and display of more than five new and used cars; and

WHEREAS, the applicant contends that the only new use requested is that of motor vehicle repairs, which use is vitally required to service cars dealt in by the auto agency occupying the subject premises; that all repairs will be performed within the building and therefore the proposed use will have no more effect on the community than the five car garage use which it is proposed to replace, inasmuch as there are to be no openings in the walls of the repair shop facing the westerly or southerly lot line; that all entrances and exits to the site will be confined to Northern boulevard so as not to affect the residential aspect of Oceania street; and

WHEREAS, the applicant further contends that the proposal is entirely in keeping at this point as is evidenced by the motor vehicle repair shop directly across the street in block 6279, lot 21; that also within the affected area, block 7309, lots 13 and 15 are used for motor vehicle repairs and block 7305, lot 25 is occupied as a store and garage building; that in addition Northern boulevard at this point is given over to many uses pertaining to automobiles such as used car sales in block 6274, lots 20 and 22; used car sales in block 6275, lot 33; used car sales in block 6280, lot 20; auto parking in block 7305, lot 23; auto parking in block 7309, lot 7 and although these latter uses may be conforming uses, they indicate that the area has no need for stores and that the proposal is in keeping at this point; that Northern boulevard is a heavily trafficked auto lane and as such the services requested are required and in conformity with Northern boulevard as it has developed; that Oceania street is to be widened a distance of 10 ft. at some future date although at this time the City does not have title to said 10 ft. and no proceedings are pending to acquire title; and

WHEREAS, the applicant states that the present owner has held title to the property since September 15, 1949; that the

assessed valuation of land is \$17,150 and of the building \$22,500 making a total of \$40,000; that the building was erected in 1952; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the additional use of the motor vehicle repair shop substantially as proposed and as indicated on plans filed with this application marked "Received August 25, 1955", 4 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a certificate of occupancy shall be obtained within six months from the date of this resolution.

1015-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Daniel and Mildred Gallo, owners.

SUBJECT—Application December 23, 1955—(decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of an existing non-storage garage for more than 5 motor vehicles and gasoline service station, lubritorium, minor auto repairs and car washing, to include brake work, wheel alignment, storage room, office, sales, parking and storage of motor vehicles, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—81-01 to 81-15 (81-11 official) 41st avenue and 40-47 to 40-53 81st street, northeast corner, Block 1492, Lots 35 and 37, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 41st avenue are in residence and business use, B area, class 1½ height districts; 81st street is in a residence use, B area, class 1½ height district; 82nd street is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 6, 1955 acting on Alt. Applic. 2521-55, reads:

"1. Proposed extension of use of an existing non-storage garage for more than five motor vehicles and gas station to include lubritorium, minor auto repairs, car washing, brake work, wheel alignment, storage room, boiler room, office and sales, and parking and storage of motor vehicles in open spaces in a plot located partly within a Business use district and partly within a Residence use district is contrary to Art. II Sect. 4(a) and sect. 3 of the Zone Resolution.

2. Proposed erection of a ground sign projecting beyond the building line in a plot located partly within a Business use district and partly within a Residence

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use district is contrary to Art. II Sect. 4(a) subdiv. (49) and sect. 3 of Zone Resolution.

3. Proposed business entrance (curb cut) within 75' of a Residence use district is contrary to Art. II Sect. 7A of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160.6 ft. frontage by 71.33 ft. in depth, presently developed with a building one story in height, of class 3 construction, having a frontage of 90 ft. and a depth of 106.32 ft., erected under N.B. Applic. 1599-1916 for use as a garage and office; that the building was later altered under Alt. Applic. 158-49 and certificate of occupancy No. 58770 was issued for use as non-storage garage for more than five motor vehicles and gas station; that the premises are now being used as a non-storage garage for more than five motor vehicles, gas station, lubritorium, minor auto repairs and car wash; that the gas station is now provided with one 550 gallon and one 1,000 gallon buried gas tanks and three dispensing pumps; that it is proposed to maintain the present legal uses of non-storage garage for more than five motor vehicles and gas station; that it is also proposed to extend the present gas station by demolishing the front part of the existing building, erecting a new front wall, remove the existing pumps, install four new approved type gasoline pumps set 15 ft. back of the 41st avenue building line and also add the new conjunctive uses of lubritorium, minor auto repairs, car wash, brake work, wheel alignment, storage room, boiler room, office and sales, parking and storage of motor vehicles in the open space; that the present 550 gallon and 1,000 gallon gas tanks are to be maintained and five new 550 gallon gas tanks are to be added; and

WHEREAS, the applicant contends that the present gas station and garage are legal uses and it is proposed only to extend this present legal use; that the other additional uses proposed are only incidental to the gas station; that the garage and gas station have been in continuous operation since its inception which proves that the use is entirely in keeping at this point; that the alteration of the building, which provides for a new facade, will enhance the appearance of the structure and in turn improve the neighborhood; that the extension of the gas station will be beneficial to the adjoining property owner of lot 33 as it will move the pumps further away from his home; that there are no other gas stations within the affected area; that there is a non-conforming use of parking of motor vehicles directly across 81st street in block 1491, lot 24; that the proposed signs and light standards at the intersection of 41st avenue and 81st street and at the apex of the property are required to advertise the brand of gasoline sold at the premises; that the proposed signs will only project 4 ft. over the building line and will be set 12 ft. above grade, the sign itself being approximately 36 sq. ft. in area; that the two proposed 30 ft. wide curb cuts on 41st avenue, in the business zone part of the site, are only replacing a present cut; that the manner in which 41st avenue is zoned, with the south side of 41st avenue being in a business zone, directly opposite that part of the site in a residence zone would make it possible to develop the said south side of 41st avenue store fronts and entrances and prohibit curb cuts to the site on the north side; and

WHEREAS, the applicant states that the present owner has held title to the property since February 25, 1932; that the assessed valuation of land is \$29,000 and of the building \$22,000 making a total of \$51,000; that the building was erected in 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted to permit the rearrangement of the gasoline service station and the lawfully existing garage; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the rearrangement of the gasoline service station and the reduction and rearrangement of the existing garage substantially as proposed and as indicated on plans filed with this application marked "Received December 23, 1955", 5 sheets, *on condition* that all existing structures now on the premises, not proposed to be continued, shall be removed and the premises shall be reconstructed and arranged as indicated on such plans showing proposed conditions; that the pumps shall be of a low approved type and erected not nearer than fifteen feet to the street building line of 41st avenue; that new gasoline storage tanks shall not exceed those shown, consisting of five new tanks; that any existing tanks proposed to be continued in use shall be tested by the Fire Commissioner as being usable; that the reconstruction of the garage shall be as proposed on such plans and in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy; that there shall be erected on the interior lot line to the north from the garage to approximately Baxter avenue, where shown, a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in.; that curb cuts shall be restricted to three curb cuts each 30 ft. in width to 81st street; that any curb cuts not complying with this requirement shall be removed; that the sidewalk and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of two post standards, one to the east and one to the west where shown, each for supporting signs which may be illuminated advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not over four feet; that at the intersection of 81st street and 41st avenue there shall be erected and maintained a block of concrete extending not less than five feet along either building line and not less than twelve inches in height; that the premises where not built upon or occupied by pumps shall be paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

1018-55-BZ

APPLICANT—Robert Gottlieb, for Rose K. Lyons, owner.

SUBJECT—Application December 29, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—133-135 West 165th street and 1058-1066 Ogden avenue, northeast corner, Block 2514, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy and Rose R. Lyons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, B area, class 1¼ height district; West 165th street and Ogden avenue is in local retail and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on Alt. Applic. 1175-55, reads:

"1. Proposed parking lot for more than 5 motor vehicles in a local retail use district is contrary to Sec. 4-c of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 74.83 ft. frontage by 89.21 ft. in depth, now occupied as a parking lot for five motor vehicles, and a one story taxpayer occupied by four retail stores; that it is proposed to use the entire yard for the parking and storage of about 16 passenger type automobiles; and

WHEREAS, the applicant states that the property is located in a local retail zone; that it originally was business zone and was changed to local retail on May 20, 1952; and

WHEREAS, the applicant requests that the Board grant a variance to permit this use for a term of five years; that the property has been held by the present owner since 1912; that at one time there were two large metal garages in the yard, but as these rusted away, they were removed; that since then the plot was illegally used for parking; that recently Alt. Applic. 946-55 was approved for parking and storage of five motor vehicles; and

WHEREAS, the applicant contends that the need in this section for off street parking is very great and as the property is assessed at a high figure, the owner would like to use the balance of the yard for parking of additional cars; that the character of the neighborhood would not be changed by this proposed use; that there are seven large six story apartment houses within 200 ft. of the subject plot, and all could use parking space as this is one of the many sections of The Bronx in which it is practically impossible to find space on the street for additional parking; that the lot is now levelled and surfaced and will be properly fenced; and

WHEREAS, the applicant states that the present owner has held title to the property since 1912; that the assessed valuation of land is \$20,000 and of the building \$6,000 making a total of \$26,000; that the building was erected in 1931; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the unbuilt upon rear portion of the premises to be occupied for the parking of motor vehicles to a total of not more than sixteen cars, as now proposed and as indicated on plans filed with this application marked "Received December 29, 1955", 3 sheets, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on all interior lot lines where walls of adjoining buildings do not occur on the lot line, and excluding the line of the existing store building, there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, with a similar fence erected on the street building line continuously except for an opening not over 12 ft. in width for entrance and exit, with curb cut opposite not more than 15 ft. in width; that during the term of this variance this portion of the premises shall be occupied for

no other use and no building shall be erected thereon; that no sign shall be constructed or maintained except that there may be a sign attached to the fence near the entrance advertising the parking use of the premises and the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

93-56-BZ

APPLICANT—Charles M. Spindler, for Saul and Herman Shapiro, owners.

SUBJECT—Application February 9, 1956—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed reconstruction of present gasoline service station and use of premises for gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service: proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—4002-4014 Avenue U and 2001-2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class ½ height district; Avenue U and Kimball street are in retail and residence use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 16, 1956 acting on Alt. Applic. 4631-55, reads:

"1. Proposed reconstruction of present gasoline service station and use of premises for Gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service on the vacant portion of the lot, in a Retail use district is contrary to Art. II, PP. 4-A of the Zoning Resolution.

2. Proposed sign and show window within 75' of the Residence zone in a transition from a Residential to non-residential zone is contrary to Art. II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 118 ft. 7¾ in. frontage by 100 ft. in depth, on which is located a gasoline selling station, auto washing, lubrication, office and sale of auto accessories; that it is proposed to demolish the present accessory building, with the exception of the brick rear wall, and to construct a new accessory building using this rear wall; that the building will be of modern design with a face brick facade facing both streets; that the present outside greasing facilities will be eliminated and housed within the new building; that the present pump island, located 8 ft. from the building line will be removed and two new pump islands will be installed along Avenue U, set 15 ft. back from the

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building line; that a woven wire fence on a concrete base will be installed along both interior lot lines; that a strip of planting and shrubbery protected by a concrete curb, will be provided along the south lot line adjacent to Kimball street, and the balance of the site will be paved; and

WHEREAS, the applicant states that in 1916 the premises were located in an undetermined use district; that the use zoning was changed to business on July 29, 1940 and again changed from business to retail on July 22, 1954; that the height zoning of the premises was changed from 1 to ½ on August 25, 1955; that the area zoning has remained unchanged since 1916; and

WHEREAS, the applicant further states that the site is located on the southeast corner of Avenue U and Kimball street, with a frontage of 118 ft. 7¾ in. on Avenue U and a frontage of 100 ft. on Kimball street; that this site is now occupied as a gas station which was established in 1927 under fire department plan No. 3937-27; that under that plan, which was approved when the premises were in an undetermined zone, the site had a frontage of 138 ft. on Avenue U and a depth of 60 ft.; that in 1928 an amendment was approved in the fire department for the installation of additional gasoline tanks and under this amendment the depth of the plot was increased to its present depth of 100 ft.; that the 20 ft. plot to the east of the site (lot No. 45), which was covered by the original permit, is no longer part of the gas station site, having been subdivided from the site in 1939; that Alt. Applic. No. 11284-28 was approved for the occupancy of the premises as a gas selling station; that the present accessory building was built as two buildings with a party wall, in 1929 under N.B. No. 3402-29 and N.B. No. 3403-29; that certificate of occupancy No. 90104 was issued on February 16, 1938 for a gas selling station; and

WHEREAS, the applicant also states that application is being made under section 7i to permit minor repairs with hand tools only, confined to the interior of the accessory building; that the building department has also raised an objection under section 7A relative to the sign and show window in the accessory building facing Kimball street; that since the present building has such a show window, and since the building as altered will be set back 35 ft. from Kimball street, the validity of this objection is questionable, but if the Board deems the objection applicable, a modification is hereby requested to permit the show window and sign as proposed; and

WHEREAS, the applicant contends that Kimball street adjacent to the site is an unpaved dirt road, without curbs or sidewalks; that there are a number of non-conforming uses within the affected area, some of which were subjects of zoning variances by the Board; that it is felt that the present proposal will considerably improve the appearance of the site and thereby benefit surrounding property; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1955; that the assessed valuation of land is \$22,000 and of the building \$4,000 making a total of \$26,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted to permit the reconstruction of the lawfully existing gasoline service station; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the reconstruction of the lawfully existing gasoline service station as proposed and as indicated on plans filed with this application marked "Received February 9, 1956", 5 sheets, on condition that all existing buildings and uses not proposed to be retained as shown on such

plans shall be removed; that the accessory building shall be constructed where shown and shall be of the design and arrangement as indicated; that there shall be no cellar under the accessory building; that in all other respects the accessory building shall comply with the requirements of the Building Code; that pumps shall be of a low approved type and erected not nearer than fifteen feet to the building line of Avenue U; that along the rear and side lot lines to the east and along the lot line of Kimball street for a distance of approximately 65 feet there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches with suitable terminating posts; that curb cuts shall be restricted to two curb cuts to Avenue U not over 30 ft. in width, and one curb cut to Kimball street within the first 25 ft. from the intersection and not over 20 ft. in width; that any existing curb cuts not included in the above shall be removed; that the sidewalk and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the Avenue U facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend over the building line of Avenue U for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the premises where not occupied by the accessory building and pumps and planting toward the rear, where shown, shall be paved with concrete or asphaltic pavement; that around the proposed planting there shall be a protective curb not less than eight inches in height and six inches in width; that under Section 7i, for a similar term, there may be minor repairing with hand tools only for adjustment maintained solely within the accessory building; that any sign or show window or curb cut not in accordance with the requirements of Section 7A are hereby permitted thereunder for a similar term; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

438-56-BZ

APPLICANT—Jane Nicastri, owner.

SUBJECT—Application June 14, 1956—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3143-3145 East Tremont avenue, northeast corner of Baisley avenue, Block 5311, Lots 16 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gordon I. Novod and Jane Nicastri.

For Opposition: Mary F. Suandrlik, and Elizabeth H. N. Land.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East Tremont avenue and Baisley avenue are in business and residence use, D and DD area, class 1 height district; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated May 15, 1956 acting on Alt. Applic. 1017-55, reads:

"1. Parking & storage of more than five motor vehicles extending into a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. frontage by 150 ft. in depth, now vacant; lution show that the site, East Tremont avenue and Baisley of more than five motor vehicles; and

WHEREAS, the applicant states that the premises for which this variance is sought consists of two vacant lots fronting 70 ft. on East Tremont avenue, which is in a business zone; that lot 17, which is 73.08 ft. deep at its deepest point lies entirely within the business zone and its use as a parking lot is permitted by the zoning resolutions; that lot 16, which is 182.69 ft. deep at its longest point may be used as a parking lot for the first 100 ft.; that this application is directed to the remainder of lot No. 16; and

WHEREAS, the applicant states that the neighborhood in which these lots are located is primarily a business district; that directly south of these lots and on the other side of East Tremont avenue is St. Raymond cemetery and adjoining them to the east is a bowling alley, automobile repair shop and gas station; that on the corner to the west is another gas station; that these lots have been unused for many years; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1954 and that the assessed valuation of land is \$13,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c for a term of five years, to permit the premises known as lots 16 and 17 to be occupied as proposed for the parking and storage of motor vehicles, *on condition* that fences of a woven wire type shall be constructed along the street building lines of Baisley and East Tremont avenues and along the interior lot lines where walls of adjoining buildings do not occur, with no openings therein except one to East Tremont avenue where indicated on plans filed with this application, marked "Received June 14, 1956", 2 sheets; that such fences shall be of woven wire type and where not now existing of such construction shall be to a total height of not less than 5 ft. 6 inches; that in such fence there shall be a gate not less than 12 in. wide with curb cut opposite not over 15 ft. in width, located where shown; that such gate shall be kept closed at all times when the parking lot is not in operation; that the use of the parking lot shall be primarily for the owner and patrons of the adjoining bowling alley; that proper bumpers shall be maintained against the fence for protection thereof; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that the premises shall be leveled substantially to the grade of East Tremont avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:55 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 7, 1956,
2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

175-54-A

APPLICANT—Nathan C. Horwitz, for 18 East 41st Street Corp., owner.

SUBJECT—Application for consideration—reopening for amendment, exits from undivided floors—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan C. Horwitz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 11, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 11, 1955 by adding thereto:

"that the requirements of this resolution shall not, however, apply where one tenant only occupies any entire floor" (B. N. 514/54, B. N. 3259/56).

345-55-A

APPLICANT—Lutz Lumber and Moulding Corp., lessee, for the City of New York, owner.

SUBJECT—Application May 3, 1955—Appeal from orders of the fire commissioner, install yard hydrant system.

PREMISES AFFECTED—Block bounded by Kent avenue, Rutledge and Wallabout streets, Block 2223, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Fire Dep't.

ACTION OF BOARD—Appeal dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this appeal was filed with this Board without authorization of the owner, which is the City of New York; and

WHEREAS, the tenant has been dispossessed and consequently the orders have no further application and the Fire Department has agreed to rescind such orders.

Resolved, that this appeal be and hereby is *dismissed*.

147-49-A—Vol. III

APPLICANT—Leonard F. Rothkrug, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider changes—re Appeal from a decision of the borough superintendent, construction; previously denied.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Application reopened as Vol. III, to consider changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

314-56-A

APPLICANT—Manhattan Beach Community Group Inc.,
for Neighboring Property owners.

OWNER OF PREMISES—West End Homes Inc.

SUBJECT—Application April 16, 1956—Appeal from a
decision of the borough superintendent re revocation of
Permits NB 2665-55 and NB 2666-55-zoning matter, re
side and rear yards.

PREMISES AFFECTED—Oriental boulevard, south side,
from Beaumont to Coleridge street, 207 Beaumont street
and 208 Coleridge street, Block 7516, Lots 1615 and 1623,
Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry A. Robinson, Robert R. Kaufman
and Joseph B. Goldman.

For Owner: Nathan Ehrlich, Dept. of Buildings and
Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956,
at 2 P. M. for further consideration by the Board and
decision; hearing closed.

510-56-A

APPLICANT—L. Davidson, for Star Corrugated Box Co.,
Inc., owner.

SUBJECT—Application July 3, 1956—Appeal from a deci-
sion of the borough superintendent, re siamese connection-
sprinkler system.

PREMISES AFFECTED—55-15 Grand avenue, north side,
259.2 ft. west of 57th street, Block 2610, Lot 336, Maspeth,
Borough of Queens.

APPEARANCES—

For Applicant: L. Davidson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 14, 1956,
at 2 P. M. for further consideration and decision; hearing
closed.

588-41-BZ

APPLICANT—Seymour Okonowitz, lessee for Donald
Associates, owner.

SUBJECT—Application for consideration—reopening for
extension of term of variance—re Application (decision of
the borough superintendent); previously granted on condi-
tion, under section 7h of the zoning resolution, permit-
ting in a residence use district, for a term of years, the
parking and storage of more than five motor vehicles.

PREMISES AFFECTED—201-217 Beach 29th street and
202-214 Beach 30th street and north side of Seagirt
avenue, from Beach 29th to Beach 30th streets, Block 287,
Lot 20, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Jacob B. Okonowitz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
July 17, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work
was extended on December 16, 1941; and

WHEREAS, the resolution was amended on June 21, 1949
and November 16, 1954; and

WHEREAS, the term of variance was extended from time
to time and list extended on November 16, 1954; and

WHEREAS, the applicant requested a further extension
of the term of variance.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on July 17, 1941, as
amended by resolutions adopted through November 16, 1954,
only so far as it refers to the term of the variance, so that
as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a
term of two years from the date of this *amended* reso-
lution, to permit * * *; that other than as herein
amended the resolution above cited shall be complied
with in all respects; and that all permits, including a
new certificate of occupancy, shall be obtained and all
work completed within three months from the date of
this *amended* resolution."

(Alt. App. 1386/50; Misc. 5118/41).

220-44-BZ—Vol. II

APPLICANT—Imre Chairman, for D'Abramo Realty
Corp., owner.

SUBJECT—Application for consideration—reopening for
extension of time to complete which expired October 24,
1956—re Application (decision of the borough superin-
tendent); previously granted on condition, under section
7f of the zoning resolution, permitting in a residence use
district, for a term of years, the change in occupancy from
stable to non-storage garage for five motor vehicles and
motor vehicles repair shop, first floor and warehouse
upper floors.

PREMISES AFFECTED—89 Thompson street, west side,
100 ft. 1 in. north of Spring street, Block 503, Lot 35,
Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commisisoner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board
as Vol. II, on July 1, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work
was extended on February 25, 1948; and

WHEREAS, the term of variance was extended on April
24, 1956; and

WHEREAS, the resolution was amended on April 24, 1956;
and

WHEREAS, the applicant requested an extension of time
to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on April 24, 1956, under
Volume II, only as to the time within which to obtain
permits and complete the work, so that as amended this
portion of the resolution shall read:

"that all permits required shall be obtained and all work
completed within six months and a certificate of occu-
pancy shall be obtained." (Alt. App. 88/44).

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408-44-BZ—Vol. III

APPLICANT—John F. Fitzsimons, for Estate of George H. Storm (A. Gordon, trustee) and Florence F. Storm, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 1, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use district, the change of occupancy from a garage for more than five motor vehicles, office, accessory room, loading and storage to garage for more than five motor vehicles, offices; access rooms, loading and storage.

PREMISES AFFECTED—525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive and 524-528 East 72nd street, south side, 131 ft. 11¾ in. west of Franklin D. Roosevelt drive, Block 1483, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on May 1, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1956, under Vol. III, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution" (Alt. App. 1153/55).

283-52-BZ

APPLICANT—A. H. Salkowitz, for Milton Cliff Meyers and Hillside Queens Corp., owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 7, 1955—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and local retail use district more than one building on a lot, and the addition of a gasoline service station, lubricatorium, car washing, motor vehicle repairs and office, to existing retail store and permitting the parking of store patron's vehicles upon unbuilt portion of lot.

PREMISES AFFECTED: 272-06 to 276-10 Union turnpike, southeast corner of Langdale street, Block 8675, Lots 57, 59 and 61, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Peter Gray.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 7, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1952, as thereafter *amended* by resolution adopted on June 7, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2012/51.)

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corp., owner.

SUBJECT—Application for consideration—reopening for amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 6, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1954, as thereafter *amended* by resolutions adopted through March 6, 1956, by adding thereto:

"that in the event the owner desires to construct a cellar under the building as heretofore permitted, and to omit the second story, such changes may be made as indicated on revised plans marked 'Received October 17, 1956', (4 sheets), *on condition* that in all other respects the resolution above cited shall be complied with; and that exits to the proposed cellar shall be maintained as shown on such revised plans. (Alt. App. 1084/53.)

597-44-BZ—Vol. II

APPLICANT—Larry Meltzer, for Ben Portnoy, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in the residence use portion of a lot located in a residence and unrestricted use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner, Block 3955, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

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For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 20, 1951, on certain conditions; and
WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 20, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.

(Alt. App. 1603/51—decision of 10/23/56)

850-47-BZ

APPLICANT—Henry Nordheim for Rose Cardone, owner (Lustromatic Laundry, Inc., lessee).

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, a launderette.

PREMISES AFFECTED—101 Thompson street, west side, 172 ft. 1½ in. south of Prince street, Block 503, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 17, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 17, 1948, only as to the time within which to obtain a certificate of occupancy, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and all work completed within the time specified in the above resolution, except a certificate of occupancy, that a certificate of occupancy shall be issued if the statement as above set forth is found to be correct." (Alt. 1445/47, obj. dated 9/28/56)

457-50-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Ho-Plan Realty Corp. and 3027 Coney Island Avenue Corp., owners.

SUBJECT—Application for consideration—reopening for extension of term variance which expired July 26, 1955—

re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7h and 7i of the zoning resolution, permitting in a business use district, the relocation and reconstruction of an existing gasoline service station and the continuation of the parking and storage of more than five motor vehicles, auto glazing and accessories, store and dwelling.

PREMISES AFFECTED—3005-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner, Block 7511, Lots 4, 10, 11, 13 and 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 27, 1951, on certain conditions; and

WHEREAS, the resolution was amended and time extended on February 19, 1952; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1950, as thereafter *amended* by resolutions adopted through February 19, 1952, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 662/50)

942-54-BZ

APPLICANT—Charles M. Spindler, for Vanlib Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment, additional tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7A of the zoning resolution, permitting in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—133-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1956, on certain conditions; and

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WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1956, only so far as it refers to the number of gasoline storage tanks so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks." (N.B. App. 3768/54, objection dated October 9, 1956.)

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7A of the zoning resolution, permitting in a business use district for a term of 25 years, the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic) motor vehicle repairs and permitting the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay Parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 9, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 256/55.)

386-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application for consideration—reopening for amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, east side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 15, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1956 by adding thereto:

"that in the event the owner desires to construct a building 87 ft. deep instead of 77 ft. deep; and to omit the words, 'mainly used for oil burner repair' and to substitute the words, 'mainly used for wholesale storing, sales and distribution of auto accessories', such changes may be permitted; and that the requirements of signs may read as follows:

"that signs shall be restricted to signs as permitted in connection with the wholesale storage, sale and distribution of auto accessories and repair work of auto accessories; and that in all other respects the resolution as cited above shall be complied with" (N. B. 536/55).

454-55-BZ

APPLICANT—Office of Alfred Easton Poor, for Empire Trust Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, B area district, the proposed vertical extension of the existing elevator shaft in the northeast corner of the building.

PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Harold G. Collins and Charles H. Weder.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 9, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 614/55)

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee: W. L. Associates, Inc.).

SUBJECT—Application for consideration—reopening for amendment, number of gasoline storage tanks/re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection

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and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. , on June 19, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1956, only as to the number of gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks, located where indicated on revised plans filed marked 'Received October 22, 1956' (1 sheet), and as acted on by the Borough Superintendent under N.B. 4366/55, objection dated October 17, 1956."

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application for consideration—reopening for amendment as to entrance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business and residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956 by adding thereto:

"that the entrance to Halsey street as shown on plans above referred to may be omitted and entrance to the parking lot may be through the existing garage and parking lot driveway as shown on revised plans marked 'Received October 18, 1956' (one sheet), on condition that in all other respects the resolution above cited shall be complied with." (Alt. App. 3532/55).

116-56-BZ

APPLICANT—Charles M. Spindler, for Joseph F. Doyle, new owner, Harry Mortimer, former owner.

SUBJECT—Application for consideration—reopening for amendment, new owner—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only) office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 26, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1956 to add to the resolution:

"that in the event the owner temporarily desires to construct a portion of the accessory building as now proposed and as indicated on plans filed with this request for amendment marked 'Received October 4, 1956' (2 sheets), and as passed on by the borough superintendent under Amendment to Alt. App. 163/56, Objection No. 1, dated September 25, 1956; that the balance of the accessory building may be postponed for a term of one year from the date of this *amended* resolution provided that in all other respects the requirements of the resolution above cited shall be complied with."

958-27-BZ—Vol. II

APPLICANT—Larry Meltzer, for Edith Wayne, owner. (Gany Bros. Service Station, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider change in use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business district, the erection and maintenance of garage for the storage of more than five motor vehicles and also a gasoline service station.

PREMISES AFFECTED—285-95 Driggs avenue, southwest corner of 503-09 Leonard Street, Block 2697, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. II, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

823-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for City Bank Farmers Trust Company as Trustee (Gulf Oil Corp., lessee).

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SUBJECT—Application for consideration—reopening as Vol. II to consider additional use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a residence and unrestricted use district, the rebuilding of a gasoline service station and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—530-546 East 73rd street, southwest corner of Franklin D. Roosevelt drive, Block 1484, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider additional use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

396-50-BZ—Vol. II

APPLICANT—Charles M. Spindler Assoc., for Jean Lefkowitz, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider changes of use, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on the first floor.

PREMISES AFFECTED—80 Vernon avenue, south side, 100 ft. east of Marcy avenue, Block 1759, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider changes of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

609-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of building, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use F area district, the extension of existing factory, cleaning and dyeing establishment, without the required front, side and rear yards and using more than the area permitted.

PREMISES AFFECTED—41-24 219th street, west side, 310 ft. north of 43rd avenue, Block 6315, Lot 140, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Milton Petrides.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

765-52-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Krupshap Realty Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under sections 7e and 21 of the zoning resolution, to permit in a residence use B area district, the erection and maintenance of a business building (factory, wholesale distribution) using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—627 East 12th street, north side, 308 ft. west of Avenue "C", Block 395, Lot 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Petrides.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on September 18, 1956, as they appeared in Bulletin No. 39, Vol. 41, are hereby corrected to read as follows:

381-27-BZ—Vol. IV

APPLICANT—W. S. Worrall, Jr., for The Cord Meyer Company, owner (Jackson 89th Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. IV to consider parking area at rear and to confirm use of building as a garage, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles for a temporary term of three years and at the end of that time to revert to its former use.

PREMISES AFFECTED—88-09 Roosevelt avenue, north side, from 88th to 89th streets, Block 1476, Lot 34, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: W. S. Worrall, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure to consider parking and storage in the rear and use of the building as a garage.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

*The second line under Premises Affected corrected to read "from 88th to 89th streets, Block 1476, Lot 34."

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on July 24, 1956, as they appeared in Bulletin No. 31, Vol. 41, are hereby corrected to read as follows:

MINUTES

402-40-BZ

APPLICANT—Lama, Proskauer and Prober, for Agnes M. Hall, owner.

SUBJECT—Application for consideration—reopening to consider affirmation of resolution adopted December 10, 1940 and as to amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use F area district, the erection and maintenance of a building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers boulevard, southeast corner of South Conduit avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1940, on certain conditions; and

WHEREAS, the resolution was amended on October 31, 1950; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 22, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 10, 1940, as thereafter amended by resolutions adopted through March 22, 1955, only so far as it has reference to the following:

"that the Board hereby affirms the resolutions above cited as adopted on December 10, 1940, as amended through March 22, 1955, to permit the construction of the proposed gasoline service station previously permitted by resolution adopted December 10, 1940, and in accordance with working plans as required and as submitted and approved on May 7, 1941; and that all permits required shall be obtained and all work completed within requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. 2764/50 and N.B. 1353/56)

* Correction—"N.B. 1353/56" added to the end of resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 17, 1953, as they appeared in Bulletin No. 47, Vol. 38, are hereby corrected to read as follows:

126-53-BZ

APPLICANT—Charles M. Spindler, for Raymond and Egidio Barone, owners.

SUBJECT—Application for consideration—approval of working drawings—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension in area of existing gasoline service station, and the construction of a structure for use as a non-storage garage for

more than five motor vehicles, auto washing, lubritorium, storage and sale of accessories, motor vehicle repair shop and office.

PREMISES AFFECTED—6302-6312 Fort Hamilton parkway and 936-948 63rd street, southwest corner (Block 5736, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended, working drawings approved and additional conditions imposed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and approval of working drawings as being in substantial compliance with the requirements of the resolution of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 28, 1953, by adding thereto:

"that working drawings hereinbefore required are hereby approved, on condition that the plot shall be leveled substantially to the grade of the abutting streets; that all existing buildings and uses shall be removed, except such parts of existing buildings to be consolidated with the proposed new building, and the gasoline service station shall be arranged as indicated on such working drawings marked 'Received September 22, 1953' (3 sheets); that the arrangement of the accessory building shall be as shown thereon, constructed of face brick and Carrara glass on exposed front and side and with cast stone and metal trim, as indicated; that in all other respects the building shall comply with the requirements of the Building Code; that greasing equipment shall be of the hydraulic type; that gasoline pumps shall be of approved type, located where shown, and the number of such tanks shall not exceed eight 550 gallon tanks; that the balance of the premises shall be paved with concrete or bituminous paving; that the proposed unbuilt upon space in the rear shall be surfaced similarly to the gasoline selling area and properly drained and shall be used only for parking and storing of cars; that where walls of adjoining buildings do not occur, suitable masonry walls not less than 5 ft. 6 in. in height shall be constructed; that curb cuts shall be restricted to two to Fort Hamilton Parkway, each not over 30 feet in width, and one curb cut to 63d street of similar width, located where shown; that the sidewalks and curbing around the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that there shall be erected within the intersection a block of concrete not less than 12 in. in height, extending for a distance of at least 5 feet from the intersection along either building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard within the intersection for supporting a sign which may be two-leaved, advertising only the brand of gasoline on sale, such sign to extend beyond the building line for a distance of not over 4 feet; that such portable fire fighting appliances shall be installed as the Fire Commissioner shall direct; and under section 7i, there may be repairing of motor vehicles with hand tools only and for minor adjustments maintained only within the accessory building; and that all permits required shall be obtained and all work completed as required in the

MINUTES

resolution above cited, adopted on July 28, 1953." (Alt. 3636/52).

* Correction—The words '*parking and*' inserted in the resolution before the words '*storing of cars*' as indicated in italics.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on February 21, 1956, as they appeared in Bulletin No. 10, Vol. 41, are hereby corrected to read as follows:

702-54-BZ

APPLICANT—William A. Giesen, for Tri-Gar Holding Corp., owner (Berl-Berry Motors, Inc., lessee).

SUBJECT—Application August 29, 1954—(decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a business use district the proposed use of garage with display of new and used cars, gasoline service and oil selling station and repair shop for motor vehicles.

PREMISES AFFECTED—2915 White Plains road, northwest corner of Arnow avenue, Block 4542, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Louis Glickhouse.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner and Commissioner Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the applicant states that the owner wishes to withdraw this appeal since he has abandoned the proposal to occupy the building as was requested.

Resolved, that the application be, and it hereby is *withdrawn*.

* Correction—To record Louis Glickhouse in appearance for the applicant.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on July 24, 1956, as they appeared in Bulletin No. 31, Vol. 41, are hereby corrected to read as follows:

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment for additional tanks and location of same—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing (non-automatic), motor vehicle repairs and office and permitting the parking of motor vehicles waiting to be serviced with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 12, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, as thereafter *amended* by resolutions adopted through June 12, 1956, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the six existing 550 gallon gasoline tanks and the four proposed new 550 gallon tanks, may be relocated as now indicated on revised plan marked 'Received July 3, 1956' (1 sheet), (Misc. App. FP 1274/55)."

* Correction—Address of premises affected changed from '5009 Broadway' to '5099 Broadway'.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 9, 1956, as they appeared in Bulletin No. 42, Vol. 41, are hereby corrected to read as follows:

542-55-SA

APPLICANT—Henry Waterman & Brother, Corp., owner.

SUBJECT—Application reopened May 29, 1956—re amendment to resolution as to additional models 816-D-1-N.P., 20-V5D-1-N.P., 20-V5D-1-7-N.P., 1630-D-3-N.P., 1636-4DC-3B-N.P., 1636-D4C-3B-7-N.P., 3053-3-N.P., 3656-3-N.P., 6416-N.P. and 262-N.P.—re Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3663-3 and 3653-6; previously approved.

APPEARANCES—

For Applicant: John De Luca.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 542-55-SA

Subject: Amendment to resolution as to additional models of gas ranges.

Henry Waterman & Bro. Corp., New York requested by letter dated May 15, 1956 that the resolution adopted December 13, 1955 under Cal. No. 542-55-SA be amended so as to include additional models of domestic gas ranges. The application was reopened by a vote of the Board May 29, 1956.

Purpose

The appliances are domestic gas ranges used for cooking purposes.

Description

The Board approved various models of domestic gas ranges under the above Calendar number on December 13,

MINUTES

1955. The requested models are similar to those approved except that the pilot light has been removed.

Recommendation

The Committee on Test recommends that the resolution adopted December 13, 1955 under Cal. No. 542-55-SA be amended so as to include the models 816-D-1-N.P., 20-V5D-1-N.P., 20-V5D-1-7-N.P., 1630-D-3-N.P., 1630-D-3-7-N.P., 1636-D4C-3B-N.P., 1636-D4C-3B-7-N.P., 3053-3-N.P., 3656-3-N.P., 6416-N.P., and 262-N.P. which may be constructed without a device which shall automatically shut off the gas as there is no constantly burning flame or thermostat. The Committee further recommends that all installation comply with the requirements of C26-695.0.9.26 Administrative

Building Code as these models have not been approved by a recognized testing laboratory.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 13, 1955 in accordance with the above report.

* Correction—Model No. "6415-N.P." changed to "6416-N.P."

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
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RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943;
Amended Oct. 14, 1955, Effective Nov. 10, 1955;
and Amended June 4, 1956, effective July 2, 1956.
(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.

THE BUILDING LAWS

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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SECTION 21-C

The New York Chamber of Commerce at its monthly meeting on October 4, 1956 adopted unanimously the following resolution:

RESOLVED, That the jurisdictional changes proposed in the Zoning Resolution transferring authority to permit variances or exceptions affecting large-scale development projects from the Board of Standards and Appeals to the City Planning Commission be opposed and that this action be brought to the attention of the appropriate City Authorities.

This resolution approved the report of the Chamber's Committee on City affairs which read:

The City Planning Commission has under consideration changes in the Zoning Resolution of the City of New York which would permit the Commission to grant exceptions which are for all practical purposes variances to the zoning regulations for so-called large scale business and residential projects.

The Board of Standards and Appeals traditionally has been responsible and staffed for the granting of variances, not only to the Zoning Resolution, but also to the Building Code, Labor Law, Multiple Dwelling Law and other statutes regulating the construction, maintenance and use of buildings.

Such variances differ from amendments to the controlling laws in that the variance is withheld or granted for one specific case, after an application has been made and an investigation and hearing held. The decision of the Board of Standards and Appeals is quasi-judicial and is subject to judicial review. Amendments are changes in the controlling laws, which in the case of the Zoning Resolution revise the use, height or area regulations within the limits of an entire section or neighborhood of the City, or for the entire City. This is the charter responsibility of the City Planning Commission with respect to which the Board of Standards and Appeals is a functional or regulating agency.

The proposed changes in the Zoning Resolution would take this power from the Board of Standards and Appeals and authorize the City Planning Commission to grant variances in the "larger" building programs. In addition, the proposed changes fail to supply a court appeal procedure to which those aggrieved by Board decisions have ready recourse.

Under the City Charter, the City Planning Commission has been given authority to prepare the master plan of the City; to adopt amendments to zoning regulations; and to propose additional zoning resolutions—all subject to approval of the Board of Estimate.

The Board of Standards and Appeals was specifically vested by the Legislature with the authority to grant

(Continued on Page 1906)

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CALENDAR

DOCKET

New Cases filed up to November 13, 1956

Cal. No. Dept. Premises Affected

756-56-BZ—B.Bx.—1383-1393 Gunhill road, west side, from Fenton avenue to Knapp street, Block 4762, Lots 18 and 22, Borough of The Bronx, N.B. 1784-56—re gasoline service station, sale of auto accessories, minor repairs, storage of more than 5 cars—local retail use district.

757-56-BZ—B.M.—311-313 East 43rd street, north side, 175 ft. east of 2nd avenue, Block 1336, Lots 8 and 9, Borough of Manhattan, N.B. 146-56—re commercial building in residence use district; area excessive.

758-56-BZ—B.Bx.—338 East 148th street, south side, 129.29 ft. east of College avenue, Block 2329, Lot 64, Borough of The Bronx, Alt. 777-56—re change in use to office, assembly of steel partitions and shelving, painting and storage of same—residence use district.

759-56-SM—Better Finishes and Coatings Inc. Liquid Envelope (architectural coating), manufactured by Better Finishes and Coatings Inc., Material.

760-56-SM—Jetweld Nos. 1 and 2 and Improved Fleetweld No. 47 (welding electrodes), manufactured by The Lincoln Electric Co., Material.

761-56-SM—Matico Plastic Wall Tile, manufactured by Mastic Tile Corp. of America, Material.

762-56-A—M&A—287-473 Maspeth avenue and 438 Varick avenue, northeast corner, Block 2838, Lot 1, Borough of Brooklyn, Decision—re storage of liquefied petroleum gas (butane or isobutane), etc.

763-56-BZ—B.M.—320 East 79th street, south side, 244 ft. east of 2nd avenue, Block 1453, Lot 142, Borough of Manhattan, Amendment to Alt. 363-56—re area excessive; extension of business use in residence use district.

764-56-BZ—B.Q.—200-05 to 200-15 (200-05 official) Horace Harding expressway and 58-59 to 58-71 Hollis Court boulevard, northeast corner and 58-59 to 58-67 201st street, Block 7451, Lot 32, Bayside, Borough of Queens, N.B. 3373-56—re gasoline service station, parking and storage, etc.—residence use district.

765-56-BZ—B.Q.—70-65 to 70-73 Queens boulevard, north side, 492.35 ft. west of 74th street, Block 1352, Lot 131, Woodside, Borough of Queens, Alt. 2113-56—re service station, repair shop, storage and sales of parts and parking for more than 5 cars, etc.—business use district.

766-56-BZ—B.B.—245 4th avenue, east side, 60 ft. north of Carroll street, 553-555 Carroll street, north side, 100 ft. east of 4th avenue and 596-602 President street, Block 958, Lot 12 and part of Lot 4, Borough of Brooklyn, N.B. 2069-56—re automatic auto laundry, etc.—business use district.

767-56-BZ—B.M.—406-408 East 79th street, south side, 119 ft. east of 1st avenue, Block 1473, Lots 44 and 45, Borough of Manhattan, Amendment to Alt. 1227-56—re business use (art and auction gallery)—residence use district.

768-56-BZ—B.B.—1277-1287 East 12th street and 1202-1204 Locust avenue, southeast corner, Block 6732, Lot 60, Borough of Brooklyn, Alt. 2431-56—re parking of motor vehicles for visitors to Midwood Memorial Hospital Chapel—business and residence use district.

769-56-BZ—B.Bx.—306-312 East 170th street, south side, 50.08 ft. east of College avenue, Block 2783, Lots 37, 39 and 40, Borough of The Bronx, N.B. 1559-56—re reconstruction of existing gasoline service station; parking of motor vehicles; M.V. inspection center—business and residence use district.

770-56-SA—Winkler Oil-fired Furnaces, Models WB, WCO and WVO, manufactured by Stewart-Warner Corp., U. S. Machine Division, Appliance.

771-56-SA—Stewart-Warner Gas-Fired Heater, Model GR-75, manufactured by Stewart-Warner Corp., U. S. Machine Division, Appliance.

772-56-SA—Stewart-Warner Oil-Fired Heater (vented), Model OR-76, manufactured by Stewart-Warner Corp., U. S. Machine Division, Appliance.

773-56-SM—Modernfold Fabric (fire-resistant fabric), manufactured by New Castle Products, Inc., Material.

774-56-SM—Speakman Back Syphon Preventer, Models K-9195-BSP; K-9196-BSP; K-9197-BSP and K-9198-BSP, manufactured by Speakman Co., Material.

Restored to Docket

397-48-SM—Capitol One and One-Half Hour Test Door (reopened for report as to change of construction), manufactured by Capitol Fireproof Door Corp., Material.

206-50-SM—Vol. II—Plasteel Siding, manufactured by Plasteel Products Corp., Material.

333-39-SM—Vol. II—Double V Cinder Block, sizes various: 4x8x18, 8x8x18, 12x8x16, 6x8x10, 10x8x16, 12x8x18 and 8x9x18 (reopened for report as to additional block width), manufactured by De Yorgi, Inc., Material.

896-55-SM—Advance Tubular Steel Scaffolding (reopened for report as to additional height of scaffold), manufactured by Beaver-Advance Corp., Material.

818-54-SA—Vol. II—Humphrey Radiantfire Circulator, Models #50-50 and 70HV, manufactured by General Gas Light Co., Appliance.

56-36-SA—York Horizontal Rotary Oil Burner (reopened for report as to additional models), manufactured by York-Shipley, Inc., Appliance.

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736-53-BZ—Vol. II—B.M.—4381-4387 Broadway and 701-715 West 187th street, northwest corner and 135-139 Bennett avenue, Block 2180, Lot 309, Borough of Manhattan, Amendment to N.B. 108-56—re accessory building for gasoline service station, office and sales, utility room, parking and storage of more than 5 motor vehicles, etc.

594-29-BZ—Vol. V—B.B.—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner and 2160-2164 58th street, Block 5508, Lots 32 and 44, Borough of Brooklyn, Amendment to Alt. 1356-55—re extension of plot and change in occupancy to auto showroom, simonizing, greasing, gasoline service station, parking of cars awaiting service, etc.—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules ..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	June 5, 1956—Vol. 41, No. 23
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ...	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 20, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 20, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom,

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new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered; then to November 20, 1956, for inspection and decision; hearing closed.

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring; then to November 20, 1956, for inspection and decision; hearing closed.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed; then to October 30, 1956, for further consideration by the Board; then to November 20, 1956, for Park Department to furnish plan of grass plot fenced and location of proposed entrance; and for further consideration.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for further inspection and decision.

91-55-BZ—Vol. II

APPLICANT—Larry Meltzer, for Mace Service Stations, Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, garage for more than 5 motor vehicles, greasing, car washing and auto repairs.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

Laid over from November 14, 1956 to November 20, 1956, for applicant to file additional plans of existing conditions.

219-55-BZ

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application March 18, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district the occupancy of a frame building for a factory use (manufacture of aluminum grille doors).

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

Laid over from November 14, 1956 to November 20, 1956, for applicant to file additional information as to coverage of objections of Department of Buildings.

549-56-A

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application July 24, 1956—Appeal from a decision of the borough superintendent re use of frame building for business.

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146.01 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

100-47-BZ

APPLICANT—Gabriel Nathan, for Robert Wallis, owner.

SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the extension to existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

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519-56-A

APPLICANT—Gabriel Nathan, for Robert Wallis, owner.
SUBJECT—Application June 26, 1956—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 171(1) and 172 (1) of the Multiple Dwelling Law re height, bulk and legal yard required at rear.
PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.
SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.
PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

810-26-BZ—Vol. III

APPLICANT—H. M. Karson, for Duncan-Church Company, Inc., owner.
SUBJECT—Application reopened July 10, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use district proposed extension of existing building and change of use from glass and toy manufacture and paper storage to factory use for ironing and pressing of laundry.
PREMISES AFFECTED—2376-2390 McDonald avenue and 33-49 Village road South, northwest corner, Block 7146, Lots 49 and 50, Borough of Brooklyn.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.
SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.
PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

544-44-BZ—Vol. IV

APPLICANT—Siegel and Green, for All States Holding Corp., owner.
SUBJECT—Application reopened July 26, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use as offices and showroom, of a 5 story building of class 1 constructional required stairs not on same lot.
PREMISES AFFECTED—418-422 54th street, south side, 294 ft. east of 1st avenue, Block 1365, part of Lot 13, Borough of Manhattan.

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.
SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles and sale of new and used cars.
PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.
SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of a building for public function and meeting rooms.
PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.
SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant, bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.
PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-82 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.
SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—reframe building, business use.
PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.
SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.
PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).
SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.
PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.
SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor

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repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.
PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

247-56-BZ

APPLICANT—J. Berman, for John and Irene Steven, owners.

SUBJECT—Application March 21, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.

PREMISES AFFECTED—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.

255-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, parking and storage of motor vehicles, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan.

297-56-BZ

APPLICANT—Julius S. Rapson, for Nicholas J. Stravino, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.
PREMISES AFFECTED—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.

492-56-BZ

APPLICANT—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.
PREMISES AFFECTED—3400-3408 Baychester avenue and 2001-2021 Tillotsen avenue, northeast corner and 3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon November 20, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1014-54-SA

APPLICANT—The Bica Company, owner.

SUBJECT—Application December 17, 1954—Sonic Ray Heaters (gas-fired) Models D, F, T, AD, AF and AT.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

668-55-A

APPLICANT—Hurley and Hughes, for Chase Manhattan Bank, owner.

SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

640-55-A

APPLICANT—Bassons Industries Corp., owner.

SUBJECT—Application June 23, 1955—Appeal from a decision re an order of the fire commissioner—re storage of Benzoyl Peroxide—provide cabinet or vault, etc.

PREMISES AFFECTED—1424-1434 West Farms road, east side, 35 ft. north of Jennings street, Block 3017, Lot 60, Borough of The Bronx.

356-56-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES—Burton Corp. (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent re Elevator Application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

460-56-A

APPLICANT—Seymour A. Mitteldorf, and U. and H. Company, owner.

SUBJECT—Application June 22, 1956—Appeal from a decision of the borough superintendent—re plastic light diffuser ceiling.

PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan.

221-55-A—Vol. II

APPLICANT—Charles L. Koester, for Joseph Casa, owner.

SUBJECT—Application reopened September 18, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—relating to changes in arrangement and occupancy.

PREMISES AFFECTED—266-14 East Williston avenue, south side, 44.59 ft. west of 267th street and 84-20 267th street, southwest corner of East Williston avenue, Block 8811, Lots 22 and 28, Floral Park, Borough of Queens.

CALENDAR

458-56-A

APPLICANT—Julius Eckmann, for 509 Madison Avenue Corp., owner.

SUBJECT—Application June 18, 1956—Appeal from a decision of the fire commissioner—re maintenance of fire drills.

PREMISES AFFECTED—509 Madison avenue and 28-30 East 53rd street, southeast corner, Block 1288, Lot 51, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, November 27, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, to await the decision of the court as to violations and for further inspection; hearing closed.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h, and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, Block 6236, Lot 23, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Marv Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morganroth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; applicant to submit statement to the Board as to the purpose for which the site was purchased.

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

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350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail use, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and

parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

Laid over from October 30, 1956, to November 27, 1956, for inspection and decision; hearing closed.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

Laid over from November 7, 1956 to November 27, 1956, for inspection and decision; hearing closed.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to November 27, 1956, at request of the applicant, who stated that the owner may sell the premises for conforming use purposes.

797-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a business and retail use district, proposed reconstruction of the existing gasoline service station, extension of lot and change of use to gasoline service station, lubritorium, store, minor auto repairs, car washing, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—24-40 Remsen avenue and 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn.

Laid over from November 14, 1956 to November 27, 1956, for applicant to furnish additional information as to the present Lot No. 1; hearing closed.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

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SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office and boiler room and meat preserving, including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic) minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

77-52-BZ

APPLICANT—Joseph B. Koppelman, for Jacob Scheiner, owner.

SUBJECT—Application reopened October 30, 1956 for consideration as to extension of term of variance—expired June 8, 1956 and new owner—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of owner's three trailer trucks, for a term of years.

PREMISES AFFECTED—98 Monroe street and 12 Pelham street, southeast corner, Block 255, Lot 41. Borough of Manhattan.

602-51-BZ—Vol. IV

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of a loading platform in parking lot; proposed installation of ice machine and cooling tower on roof of west building; proposed relocation of two gasoline tanks and pump from inside of building to parking lot and proposed omission of west portion of proposed extension which is contrary to resolution of the Board of Standards and Appeals Cal. 602-51-BZ—Vol. III.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

390-55-BZ

APPLICANT—A. H. Salkowitz, for Sonjul Realty Co., Inc., owner.

SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed increase in the percentage of the plot occupied, by the elimination of open yard space.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Groton street, Block 3200, Lot 33, Forest Hills, Borough of Queens.

61-54-A

APPLICANT—John T. Kelleher, Borough Superintendent for Department of Buildings.

OWNER OF PREMISES—Sonjul Realty Co., Inc.

SUBJECT—Application January 29, 1954—Revocation of Certificate of Occupancy Q76789-51 issued re Alt. 1727-51.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Groton street (1st floor); Block 3200, Lot 33, Forest Hills, Borough of Queens.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx.

839-55-BZ

APPLICANT—Fred C. Dahlem, for Ralph Acampora, owner (Henrietta Taylor, lessee).

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of the parking and storage of motor vehicles from the business into the residence portion of the plot.

PREMISES AFFECTED—32 Nagle avenue, north side, 277 ft. east of Broadway and 620 West 196th street, Block 2172, part of Lot 68, Borough of Manhattan.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

1003-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hammer Food Products Corp., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in an unrestricted, and residence use, C area district, the extension of an existing building, to include uses of boiler room, soda bottling plant, storage of boxes and bottles, garage for not more than 5 motor vehicles, driveway, loading and unloading platform and office; proposed extension to exceed the permitted area.

PREMISES AFFECTED—3216-3218 (3198 displayed) Atlantic avenue and 2-24 Fountain avenue, southwest corner, Block 4154, Lot 45, Borough of Brooklyn.

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

289-56-BZ

APPLICANT—Carl H. Salminen, for Joseph J. Crupi, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the

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zoning resolution, to permit in a retail use, D area district, the proposed erection of a 1 story building to be occupied as office, showroom, storage and welding of aluminum and steel windows and manufacturing; building to occupy more of the area than permitted.
PREMISES AFFECTED—45-42 162nd street, west side, 400 ft. south of 45th avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

295-56-BZ

APPLICANT—Andrew Di Camillo, for Frederick J. McLaughlin, Sr., Frederick J. McLaughlin, Jr. and Gerard McLaughlin, owners.
SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, the proposed extension to the first story, of an existing building, using more than the area permitted.
PREMISES AFFECTED—8225 3rd avenue and 301 83rd street, northeast corner, Block 6007, Lot 5, Borough of Brooklyn.

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.
SUBJECT—Application April 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.
PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

355-56-BZ

APPLICANT—Herman E. Horwood, for Ernest La Porte, Patrick Mattia and Anthony Poveromo, owners.
SUBJECT—Application May 3, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district proposed extension of storage and parking of more than 5 motor vehicles and storage and sale of used cars.
PREMISES AFFECTED—984-998 East 180th street and 2081-2099 Bryant avenue southwest corner, Block 3132, Lot 35, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 27, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

35-51-SA

APPLICANT—Carrier Corporation, owner.
SUBJECT—Application December 29, 1950—Carrier Corporation Automatic Ice Maker, 26 Series.

531-56-SM

APPLICANT—Russell, Burdsall and Ward Bolt and Nut Company, owner.
SUBJECT—Application June 27, 1956—Empire (E) High Strength Bolts for Structural Steel Connections.

1041-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corporation, owner.
SUBJECT—Application December 31, 1955—Washex Syn-tonat, Models P-65 and P-100 (for dry cleaning units using perchlorethylene, non-combustible solvent).

1039-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corporation, owner.
SUBJECT—Application December 31, 1955—Washex Tube Filters, Models 2000, 3000, 5000, 7000, 10,000 and 15,000.

633-55-SM

APPLICANT—Columbia Acoustics and Fireproofing Co., for United States Mineral Wool Company, owner.
SUBJECT—Application July 27, 1955—Cafco Spray or Spray Don (sprayed insulation).

150-56-SM

APPLICANT—Wilray Metal Fabricators, Inc., owner.
SUBJECT—Application February 1, 1956—Wilray Paint Storage Cabinets.

1029-55-SM

APPLICANT—Matthew J. Langert, owner.
SUBJECT—Application December 19, 1955—Matthew J. Langert Rope Hitching Device for Swing Scaffolds (two point suspension).

642-56-SM

APPLICANT—Protectoseal Company, owner.
SUBJECT—Application August 20, 1956—Protectoseal Storage Cabinet, Model 5545 (for storage of flammable liquids).

208-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.
SUBJECT—Application for consideration—reopened March 1, 1955 for amendment of resolution as to extension of use of approved couplings—re Dresser Couplings and Fittings, Styles 38, 65 and 90; previously approved.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.
SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.
PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.
SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.
PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

314-56-A

APPLICANT—Manhattan Beach Community Group, Inc., for Neighboring Property owners.
OWNERS OF PREMISES—West End Homes Inc.
SUBJECT—Application April 16, 1956—Appeal from a decision of the borough superintendent re revocation of Permits N.B. 2665-55 and N.B. 2666-55—zoning matter, re side and rear yards.
PREMISES AFFECTED—Oriental boulevard, south side, from Beaumont to Coleridge streets, 207 Beaumont street and 208 Coleridge street, Block 7516, Lots 1615 and 1623, Borough of Brooklyn.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.
SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.

CALENDAR

PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

604-55-A

APPLICANT—Max Horn, for George Cooke, owner (Arthur W. Maling, lessee).

SUBJECT—Application July 19, 1955—Appeal from a decision of the borough superintendent—re trailer camp construction—height of floor, sanitary drain, etc.

PREMISES AFFECTED—134-26 157th street, west side, 230 ft. south of 134th avenue, Block 12295, Lot 19, Jamaica, Borough of Queens.

503-56-A

APPLICANT—Burke, Green and Groh, for Nonajan Holding Corp., owner.

SUBJECT—Application June 29, 1956—Appeal from a decision of the borough superintendent, review of decision on zoning matter.

PREMISES AFFECTED—26-03, 26-11 and 26-17 Bell boulevard, northeast corner of 27th avenue and southeast corner of 26th avenue and 214-11 27th avenue, north side, 92.99 ft. east of Bell boulevard, Block 6003, Lots, 1, 7, 59 and 62, Bayside, Borough of Queens.

87-56-A

APPLICANT—Maxfield Blaubeux, for Ira Greenfield, owner (Joseph Filappazzo, lessee).

SUBJECT—Application February 8, 1956—Appeal from a decision of the borough superintendent—re use of frame building—factory—re live load, exits and construction.

PREMISES AFFECTED—8615 (8613 displayed) 18th avenue, east side, 120 ft. south of 86th street, Block 6369, Lot 40, Borough of Brooklyn.

324-56-A

APPLICANT—Lionel K. Levy, for Anilico Realty Corp., owner.

SUBJECT—Application April 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—150-154 West 22nd street, south side, 195 ft. 10 in. east of 7th avenue, Block 797, Lot 70, Borough of Manhattan.

114-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for City of New York, Dept. of Parks, owner.

SUBJECT—Application reopened October 2, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction and egress.

PREMISES AFFECTED—30 Lafayette avenue and 97 St. Felix street, southwest corner and 97 Ashland place, 2nd floor, Block 2111, Lot 15, Borough of Brooklyn.

65-55-A

APPLICANT—Seymour A. Mittedorf and Samuel Rosenblum, for Klein Piano Co., Inc., owner.

SUBJECT—Application January 24, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—417-431 West 28th street, north side, 375 ft. east of 10th avenue, Block 726, Lot 18, Borough of Manhattan.

202-55-A

APPLICANT—Samuel Rosenblum, for L. F. and E. B. Salz, owners.

SUBJECT—Application March 10, 1955—Appeal from a decision of the borough superintendent—re provide two stairways.

PREMISES AFFECTED—44-50 West 28th street, south side, 100 ft. east of 6th (Avenue of The Americas) Avenue, Block 829, Lot 68, Borough of Manhattan.

213-55-A

APPLICANT—Samuel Rosenblum, for 122 Fifth Avenue Corp., owner.

SUBJECT—Application March 11, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—122-124 5th avenue, west side, 60 ft. south of West 18th street, Block 819, Lot 39, Borough of Manhattan.

254-55-A

APPLICANT—Noah N. Sherman, for Elliot Holding Co., Inc., owner (Acme National Refrigeration Co., lessee).

SUBJECT—Application March 23, 1955—Appeal from a decision of the borough superintendent—re two legal stairways required.

PREMISES AFFECTED—29-24 40th avenue, south side, 198.16 ft. west of Northern boulevard, Block 402, Lot 32, Long Island City, Borough of Queens.

274-55-A

APPLICANT—Howard H. Snyder, for 906 Corporation and Lanact Corporation, owners.

SUBJECT—Application April 1, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 53 of the Multiple Dwelling Law re egress.

PREMISES AFFECTED—1239 Madison avenue, northeast corner of East 89th street, Block 1501, Lot 20, Borough of Manhattan.

383-55-A

APPLICANT—Sidney Daub, for Twenty-Third Street Joint Venture, owner.

SUBJECT—Application May 16, 1955—Appeal from a decision of the borough superintendent—re interior stairway.

PREMISES AFFECTED—49-51 West 23rd street, north side, 334 ft. east of Avenue of The Americas (6th), Block 825, Lot 15, Borough of Manhattan.

405-55-A

APPLICANT—Samuel Rosenblum, for H. Lawrence Herring, et al., owners.

SUBJECT—Application May 11, 1955—Appeal for a decision of the borough superintendent—re egress, stair enclosure.

PREMISES AFFECTED—322-326 East 23rd street, south side, 281 ft. east of 2nd avenue, Block 928, Lot 43, Borough of Manhattan.

754-55-A

APPLICANT—Norman Lederer and Leonard Joseph, for Thorman Baum and Co., Inc., owner (Waterfront Commission of New York Harbor, lessee).

SUBJECT—Application September 23, 1955—Appeal from a decision of the borough superintendent—re stair capacity.

PREMISES AFFECTED—345-349 West 14th street, north side, 108 ft. east of 9th avenue, Block 738, Lot 10, Borough of Manhattan.

825-55-A

APPLICANT—Samuel Rosenblum, for James Thompson & Co. Inc., owner.

SUBJECT—Application October 21, 1955—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—112-114 Prince street, south side, 20 ft. west of Greene street, Block 500, Lot 19, Borough of Manhattan.

346-56-A

APPLICANT—M. Martin Elkind, for 48 East 57th Street Realty Co., owner.

SUBJECT—Application May 4, 1956—Appeal from a decision of the borough superintendent re use of non-fireproof building for business—re stairways, etc.

PREMISES AFFECTED—48 East 57th street, south side, 125 ft. west of Park avenue, Block 1292, Lot 42, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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DECEMBER 4, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).
SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building; then to December 4, 1956, for further consideration as to school proposed for adjacent block.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision; then to December 4, 1956, at the request of the applicant.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h

and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.
PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

Laid over from October 30, 1956, to December 4, 1956, for inspection and decision; hearing closed; applicant to file revised plans and new decision of the borough superintendent.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e and 7i of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector; no further requests for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to file plan showing entire plot, including the existing building and also to file existing certificate of occupancy.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector's representative; no further request for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to furnish the Board with information as to the uses in the building since its erection and to submit a memorandum as to the practical difficulty and unnecessary hardship.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline ser-

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vice station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a duner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owners.

SUBJECT—Application February 16, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

451-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning

resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed; then to November 14, 1956, at the request of applicant to file further revised plans and new decision of the borough superintendent; then to December 4, 1956, at request of the applicant, to furnish revised plans and new decision.

585-54-A

APPLICANT—Kitzler and Nurick, for Stern Holding Corp. (Victor and Adeline Gerard, lessee).

SUBJECT—Application July 1, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivisions 1 and 2 of the Multiple Dwelling Law re required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 4, 1956, for inspection and decision.

910-55-BZ

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, E-1 area district, proposed extension of an existing broom factory, to occupy more than the permitted area.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 ft. 11¾ in. east of East 95th street, Block 8203, Lots 5 and 7, Borough of Brooklyn.

74-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Dina Karpoff, owner,

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SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, storage room, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—42-05 Lawrence street, and 132-02 to 132-06 Sanford avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens.

158-56-BZ

APPLICANT—Fred C. Dahlem, for C.P.B. Incorporated, owner.

SUBJECT—Application March 2, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of 5 story and cellar converted old law tenement with hand laundry and grocery store in cellar.

PREMISES AFFECTED—19 West 103rd street and 74 Manhattan avenue, northeast corner, Block 1839, Lot 20, Borough of Manhattan.

193-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Beatrice M. Mahoney, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, car washing, parking and storage of motor vehicles; show window and signs within 75 ft. of residence use district.

PREMISES AFFECTED—2441-2449 (2443 official) Richmond avenue and 2-8 Richmond Hill road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond.

235-56-BZ

APPLICANT—Charles M. Spindler, for Estate of Jesse Donella, owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—3001-3047 White Plains road and 690-698 Lester street, southwest corner and 695-699 Adea avenue, Block 4545, Lot 14, Borough of The Bronx.

380-56-BZ

APPLICANT—James E. Vassalotti, for Kent Towers, Inc., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of motor vehicles.

PREMISES AFFECTED—247-249 Lexington avenue, east side, 85 ft. north of East 34th street, Block 890, Lots 23 and 66, Borough of Manhattan.

417-56-BZ

APPLICANT—Ingram S. Carner, for Credit Realty Corp., owner (proposed lessee—Shell Oil Co.).

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of cars waiting to be serviced, curb cut within 75 ft. of residence district and

PREMISES AFFECTED—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn.

457-56-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gartstein, for Jacob Blei and Kate Trachtman, owners.

SUBJECT—Application June 7, 1956—re (decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district, proposed parking of motor vehicles, accessory and consumer parking, accessory loading and unloading in conjunction with adjoining factory.

PREMISES AFFECTED—152-154 India street, south side, 150 ft. east of Manhattan avenue, Block 2541, Lots 12 and 13, Borough of Brooklyn.

473-56-BZ

APPLICANT—Fred E. Herten, for Robert Figari, owner (GLM Realty Corp., lessee and Dan's Supreme Super Market, Inc., sub-lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking of more than 5 motor vehicles.

PREMISES AFFECTED—138-37 to 138-49 Queens boulevard, northeast corner, of 86th avenue, Block 9649, Lot 17, Briarwood, Borough of Queens.

527-56-BZ

APPLICANT—Paul Friedman, for Daniel D. Daley, owner.

SUBJECT—Application July 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), parking of cars awaiting service, sale of auto accessories and minor repairs, with hand tools only, for a term of 15 years.

PREMISES AFFECTED—43-02 to 43-10 Main street, southwest corner of Cherry avenue, Block 5125, Lot 30, Flushing, Borough of Queens.

553-56-BZ

APPLICANT—Andrew DiCamillo, for No. 14 Corporation, owner.

SUBJECT—Application August 7, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—449-453 Degraw street, north side, 150 ft. west of Bond street, Block 416, Lots 50, 51, 53 and 152, Borough of Brooklyn.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 ft. from intersection.

PREMISES AFFECTED—110 Water street, southwest corner of Washington street, Block 37, Lot 1, Borough of Brooklyn.

576-56-BZ

APPLICANT—Henry C. Brockman, for Joseph Franzone, owner.

SUBJECT—Application August 29, 1956—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit partly in a residence use district and partly in a business use district the erection and maintenance of a gasoline service station, lubri-

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torium, non automatic auto laundry, minor auto repairs shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—49-05 Astoria boulevard, north-west corner of 49th street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

DECEMBER 4, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 4, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1040-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corp., owner.

SUBJECT—Application December 31, 1955—Washex Combination Washer-Extractor, Models P-65 and P-100 (dry cleaning equipment using solvent having flash point above 100°F).

568-55-SA

APPLICANT—Heintz Manufacturing Company, owner.

SUBJECT—Application June 24, 1955—Coca-Cola Product Tank (carry premix for vending machines, for Coca-Cola).

881-50-SM

APPLICANT—Seaporcel Metals, Inc., owner-manufacturer.

SUBJECT—Application August 31, 1950—Seaporcel (building veneer).

328-56-SM

APPLICANT—E. I. Du Pont De Nemours and Company, owner.

SUBJECT—Application April 13, 1956—Fabrilit (wall covering), Types V-180, V-190, V-193, V-200, V-9328, V-9338, V-6028, V-6200 and V-6040.

386-56-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.

SUBJECT—Application March 8, 1956—Gilbarco Commercial Fleet Remote Control Gasoline Dispensers, Models CFPRCE-6 and CFPRCE-7.

502-53-SM

APPLICANT—W. A. Burnham, for Smith & Kanzler Spraybest, Inc., owner.

SUBJECT—Application June 12, 1953—Spraybest Retardent Steel Floor and Beam.

371-56-SA

APPLICANT—Murray H. Steckel, for Monarch Laundry Machinery Corp., owner.

SUBJECT—Application May 14, 1956—Monarch Hi-Lo Washer, Model HL.

173-56-SM

APPLICANT—George Romano, d/b/a Veterans Tank & Welding Company, owner.

SUBJECT—Application February 14, 1956—Veterans Tank & Welding Co., 550 Gallon Gasoline Tank.

174-56-SM

APPLICANT—George Romano, d/b/a Veterans Tank & Welding Company, owner.

SUBJECT—Application February 14, 1956—Veterans Tank & Welding Co., 275 Gallon Fuel Oil Tank.

78-53-SM

APPLICANT—Per Alex of New Jersey, Inc., owner.

SUBJECT—Application for consideration—reopened September 13, 1955 for amendment to resolution as to extension of use of Per Alex Insulated Roof Systems—re Per Alex Insulated Roof System; previously approved.

683-38-SA—Vol. IV

APPLICANT—Surface Combustion Corp., owner.

SUBJECT—Application for consideration—reopened June 5, 1956 for amendment to resolution as to additional models of gas-fired unit heaters; Models UCS 30-55, 50-55, 60-66, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55 re Janitrol Gas-fired Unit Heaters, Series, UBS-94 and DUCT-94, Models UBS-50-94; UBS-65-94; UBS-85-94; UBS-100-94; UBS-125-94; UBS-175-94; UBS-200-94 and UBS-225-94, Janitrol Gas-fired Uniters, Series UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

HARRIS H. MURDOCK, Chairman.

DECEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for further consideration by the Board.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss and Benjamin Braunstein, trustees (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of a vacant lot for parking and storage of motor vehicles.

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PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

Laid over from October 9, 1956 to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered; then to December 11, 1956, for inspection and decision; hearing closed; applicant to amend papers to include motor vehicle repairing and file a new decision including such use.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for decision; and for statements to be filed by objector as to parking and garage facilities in the area, and by applicant as to rent; the premises and area were previously inspected by a Committee of the Board.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for applicant to file list of two family homes in the area, when they became two family residences and whether they have certificates of occupancy for two-family use; the premises and area were previously inspected by a Committee of the Board.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

Laid over from October 30, 1956 to November 14, 1956, for inspection if necessary and decision; hearing closed; then to December 11, 1956, for inspection and decision.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

Laid over from October 30, 1956 to November 14, 1956, at request of attorney for objectors, applicant concurring; then to December 11, 1956, for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed.

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740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.
SUBJECT—Application October 4, 1954—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37. Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for further consideration after records have been obtained from the Department of Buildings and the Fire Department; applicant to file certified copy of actual lot in possession.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.
SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4 $\frac{5}{8}$ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for additional information from applicant, who is to have the lots separated and numbers assigned; hearing closed.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael, Anisello and Concetta Rusciano, owners.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.

PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south

side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

423-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.

SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office, accessory motor vehicle repair shop, storage and parking of more than 5 motor vehicles all in conjunction with a taxi cab business.

PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for applicant to correct his plans and for inspection and decision; hearing closed.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution to permit in a retail zone and partly in a residence zone the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit the location of a business entrance within 75 ft. of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

127-32-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Just Realty Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, office, car washing, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—577-587 St. Anns avenue and 561-563 East 150th street, northwest corner, Block 2276, Lots 48 and 50, Borough of The Bronx.

298-50-BZ—Vol. II

APPLICANT—Lawrence M. Rothman, for Efram Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a 1 story extension to a business building which extends from business into residence use district.

PREMISES AFFECTED—326-328 East 149th street, south side, 222 ft. west of Courtlandt avenue and 325-331 East 148th street, Block 2330, Lot 30, Borough of The Bronx.

621-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael J. and Bridie Clifford, Kathryn G. and Arthur J. Gallagher, Albert Artsis, Jacob and Paul Wank, James and Salvatore Monzio, owners.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence

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use district proposed erection of a 1 story building to include uses of boiler room, storage, super-market, loading and unloading and parking of motor vehicles upon open portion of premises.

PREMISES AFFECTED—2203-2225 Linden boulevard and 766-782 Ashford street, northwest corner and 811-825 Warwick street, Block 4334, Lots 21, 22, 23, 25, 39, 44, 45 and 48, Borough of Brooklyn.

652-55-BZ

APPLICANT—John F. Fitzsimons, for Mohawk Valet Service Inc., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7b, 7c and 7e of the zoning resolution, to permit in a retail and manufacturing use district the change of occupancy from garage to storage, manufacturing, dry cleaning and parking of motor vehicles on unbuilt upon portion of the premises; proposed access to factory across retail use district portion of premises.

PREMISES AFFECTED—219-42 Jamaica avenue, south side, 176.42 ft. east of Springfield boulevard, Block 10789, Lot 27, Queens Village, Borough of Queens.

912-55-BZ

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

913-55-A

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—re frame construction—repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

322-56-BZ

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from a private hospital to a group medical center.

PREMISES AFFECTED—139 East 36th street, north side, 100 ft. east of Lexington avenue, Block 892, Lot 26, Borough of Manhattan.

392-56-BZ

APPLICANT—William A. Giesen, for Ralph Reda, owner.

SUBJECT—Application May 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, proposed change in occupancy from a 2 family cellar and 3 story brick, non fireproof dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1510 Bayview avenue, east side, 116.22 ft. north of Griswald avenue, Block 5417, Lot 126, Borough of The Bronx.

397-56-BZ

APPLICANT—James E. Vassolotti, for Morris and Mildred Ifcher and Hyman and Lilly Volk, owners.

SUBJECT—Application May 29, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A and 7i of the zoning resolution, to permit in a business and residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, store, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

nance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, store, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—121-11 to 121-19 (121-15 official) Jamaica avenue and 86-42 to 86-50 122nd street, northwest corner, Block 9275, Lot 58, Richmond Hill, Borough of Queens.

418-56-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office and sales, storage of accessories, parking for more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7101-7127 New Utrecht avenue and 1573 72nd street, northeast corner, 1572 71st street and 7102-7124 16th avenue, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn.

423-55-BZ

APPLICANT—Julius S. Rapson, for Timothy Sklerenko, owner.

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a 1 family dwelling with less than the required side yards.

PREMISES AFFECTED—83-50 267th street, west side, 100 ft. north of Hillside avenue, Block 8778, Lot 68, Floral Park, Borough of Queens.

560-56-BZ

APPLICANT—Charles V. Halley, Jr., for John J. Reynolds, Inc., owner (Gristede Bros. Inc., lessee).

SUBJECT—Application August 14, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extension of parking for patrons of a food market.

PREMISES AFFECTED—565-577 West 235th street, northeast corner of Netherland avenue, Block 3409, Lot 484, Borough of The Bronx.

656-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Rayhurst Realty Corp., and Nostrand Building Corp., owners.

SUBJECT—Application October 3, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D area, Class ½ height district, the erection of a 6 story multiple dwelling, exceeding the permitted height.

PREMISES AFFECTED—3203-3220 Nostrand avenue, east side, 95 ft. north of Avenue S, Block 6836, Lot 52, Borough of Brooklyn.

678-56-BZ

APPLICANT—Leonard F. Rothkrug, for Michael Sirote and Anne Goldin, (partners) owners.

SUBJECT—Application September 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory motor vehicle repair shop, lubritorium, car washing (non-automatic), office and sales for a term of 15 years.

PREMISES AFFECTED—2812-2818 Westchester avenue and 1601-1611 Mulford avenue, southwest corner and 2815-2819 Middletown road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx.

661-56-BZ

APPLICANT—S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application October 5, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7e

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of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—92-10 Astoria boulevard, southeast corner of 92nd street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

DECEMBER 18, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 18, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956, pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to December 18, 1956, to permit applicant to consult with his client; hearing previously closed.

HARRIS H. MURDOCK, Chairman.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

**WEDNESDAY MORNING, NOVEMBER 14, 1956,
10 A. M.**

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 30, 1956, were approved as printed in the Bulletin of November 6, 1956, Vol. 41, No. 45.

632-19-BZ—Vol. II

APPLICANT—Roe and Kramer, for Du Mont Broadcasting Corp., owner (Sutton Terrace Garage, Inc., lessee).

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change from garage on 1st floor and commercial use on upper floor, to garage for more than 5 cars in the entire building.

PREMISES AFFECTED—215-217 East 67th street, north side, 275 ft. ½ in. east of 3rd avenue, Block 1422, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles P. Kramer.

For Opposition: Donald S. Bachrach, Edilio Ursini, Marjorie Campe and Mrs. Edwin Harris, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to date to be set, for further consideration after an application for an administrative appeal for the purpose of asking the Board to set aside Certificate of Occupancy No. 31785 has been filed; hearing closed.

797-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a business and retail use district, proposed reconstruction of the existing gasoline service station, extension of lot and change of use to gasoline service station, lubritorium, store, minor auto repairs, car washing, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—24-40 Remsen avenue and 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. for applicant to furnish additional information as to the present Lot No. 1; hearing closed.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

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APPEARANCES—

For Applicant: R. S. Hardy.
For Opposition: William L. Nemcik, Thomas J. McDonald, Harold Solberg, Catherine McDonald, Francis E. Mulligan, Marie L. Pettit, Adelaide M. Kenny, Veronica Cavanagh, Blanche Gilinano, Mary E. Kilroy, Sadie Mack, Max N. Turshen and Jack Kranas.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).
SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a retail zone and partly in a residence zone, the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit the location of a business entrance within 75 ft. of an abutting residence use district.
PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43 Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: John F. Fitzsimons and Walter E. Knapp.
For Opposition: Florence Philipbar Heinlein.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M.C.P. Equipment Co., owner.
SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.
PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.
APPEARANCES—
For Applicant: James E. Vassalotti.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).
SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.
PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.

For Opposition: Philip Cohen, S. Quarterman, Virginia Foeman, F. Beckles, Virginia Purvis, Zara Brenkley and Dorothy Ferguson.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for decision and for statements to be filed by objector as to parking and garage facilities in the area, and by applicant as to rent; hearing closed; the premises and area were previously inspected by a committee of the Board.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).
SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.
PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for decision; with Cal. No. 757-53-BZ, Vol. II; the premises and area were previously inspected by a committee of the Board.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).
SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.
PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.
APPEARANCES—
For Applicant: R. S. Hardy.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to December 4, 1956, at 10 A.M. at request of the applicant, to furnish revised plans and new decision.

586-54-A

APPLICANT—Kitzler and Nurick, for Stern Holding Corp. (Victor and Adeline Gerard, lessees).
SUBJECT—Application July 1, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivisions 1 and 2 of the Multiple Dwelling Law re required rear yard.
PREMISES AFFECTED—194-200 Schermerhorn street, 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66, inclusive and part of Lot 7, Borough of Brooklyn.
APPEARANCES—
For Applicant: R. S. Hardy.
ACTION OF BOARD—Laid over to December 4, 1956, at 10 A.M. in conjunction with Cal. No. 585-54-BZ, at request of the applicant, to furnish revised plans and new decision.

740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.
SUBJECT—Application October 4, 1954—re (decision of

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the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Edward Hoffman for Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A.M. for further consideration after records have been obtained from the Department of Buildings and the Fire Department; applicant to file certified copy of actual lot in possession.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.

SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4½ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Fred C. Dahlem and Jacob Cohen.

For Opposition: Walter Gonnolia, Emily Culot, Rosemary Kneuer, Mabel Holm, Ada Morton, A. Dietz, Filomenia Cappiello, Lucy Gregory, Mildred M. Glock, Margaret Brady, Catherine Refino and Marie Tandy.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for additional information from applicant, who is to have the lots separated and numbers assigned; hearing closed.

91-55-BZ—Vol. II

APPLICANT—Larry Meltzer, for Mace Service Stations, Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, garage for more than 5 motor vehicles, greasing, car washing and auto repairs.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and Isidore Katz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for applicant to file additional plans of existing conditions.

219-55-BZ

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application March 18, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the occupancy of a frame building for a factory use (manufacture of aluminum grille doors).

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, Maurice King and Elliott P. Mauchant.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for applicant to file additional information as to coverage of objections of the Department of Buildings.

549-56-A

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application July 24, 1956—Appeal from a decision of the borough superintendent re use of frame building for business.

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146.01 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, Maurice King and Elliott P. Mauchant.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 20, 1956, at 10 A. M. for applicant to file additional information as to coverage of objections of Department of Buildings.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Anisello and Concetta Rusciano, owners.

SUBJECT—Application July 28, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.

PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Leo S. Marcus, Paul A. Fino, Sydelle Glassberg, Lillian Horn, Herman Snyder, Lawrence A. Silverman, Carl Lubman, Oscar Schuldin, Morris Steiner, Sophie Gold, Josephine Sforza, Florence Snyder, Riccardo Cusanno and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, consisting of ten gal. each approved type buried tanks, a one story in height accessory building of class 3 construction having a frontage of 62 ft. and a depth of 30 ft.

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PREMISES AFFECTED—76-01 to 76-15 (76-07 official), North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Edward Hoffman for Dept. of Parks.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—(decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district, the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Frank Ward.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 1, 1956—(decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: S. Steingut, A. Jordan, Jr., Irving Lew, Elizabeth Bott, J. D'Amato, Rose Carnoy, Bessie Amendolara, Verona Brentin and Michael Zaccheo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. at request of the applicant, who stated that the owner may sell the premises for conforming use purposes; hearing previously closed.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Nathan Lewis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for applicant to file list of two family homes in the area, when they became two family residences and whether they have certificates of occupancy for two-family use, hearing previously closed; the premises and area were previously inspected by a committee of the Board.

428-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.

SUBJECT—Application June 15, 1956—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office, accessory motor vehicle repair shop, storage and parking of more than 5 motor vehicles all in conjunction with a taxi cab business.

PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Joseph Liantonio.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for applicant to correct his plans and for inspection and decision; hearing closed.

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440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonso Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Darwin W. Telesford, Abner L. Prioleau, Hazel Blackman, E. Melhado, Julia Prioleau, Charles Roberts, Ruth N. Harris, Ethel M. Scott, Vera Berkel, Florence Roberts, Arthur Parks, Lavinta Mayers, Clement Jackson and Harry Suchman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to amend papers to include motor vehicle repairing and file a new decision including such use.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee.)

SUBJECT—Application September 10, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, auto laundry, non-automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway and 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch and Jacob I. Isaacs.

For Opposition: Nathan Weidenbaum, David Koshchuk, Kyriakos Lemodetis, George E. Milanos, Ida Morales, Irene R. Hands, Mildred Eppolito, Sabina V. Davis, H. Delmore and Angelina Cinotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

1035-55-BZ

APPLICANT—Irving Kirchenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Opposition: Edward Hoffman for City Construction Coordinator and John P. Fox.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 2

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the representative of the applicant stated that the subject premises has been sold and that a new owner will file a new application involving a larger plot.

Resolved, that this application be and it hereby is withdrawn.

3-29-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Edward J. Macaluso, owner.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use E-1 area district, the proposed extension of a gasoline service station, as granted by the Board under Cal. 3-29-BZ on May 28, 1929, to include office, sales, car wash, lubritorium and motor vehicle repairs, proposed extension has less than 15 ft. rear yard as required.

PREMISES AFFECTED—920 Hylan boulevard, south side, 120 ft. east of Linwood avenue, Block 3266, Lot 7, Grasmere, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes and Edward J. Macaluso.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 15, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, E-1 area, class 1 height district; Hylan boulevard and Linwood avenue are in retail and residence use, E-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 19, 1956 acting on Alt. Applic. 33-56, reads:

"1. Proposed extension of a legal non-conforming gasoline service station to include office, sales, car wash, lubritorium and motor vehicle repair in a Retail Use District is contrary to Art. II Sect. 4A of the Zoning Resolution.

2. Proposed extension located in an "E-1" Area district with less than a 15'-0" rear yard is contrary to Art. IV Sect. 15A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103.75 ft. frontage by 35 ft. in depth, on which is located a gasoline service station; that it is proposed to erect and maintain an extension to existing gasoline service station to include offices, sales, car wash, lubritorium and motor vehicle repair shop; proposed extension, 41 ft. by 24 ft., with less than required rear yard; and

WHEREAS, the applicant states that zoning changes since 1916 are as follows: 1916-1924—residence use, D area; 1927—business use, class 1 height, D area; 1937—business use,

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class 1 height, D area; 1942—business use, class 1 height, E area; 1947—business use, class 1 height, E area; 1953—business use, class 1 height, E area; 1955—retail use, class 1 height, E-1 area; and

WHEREAS, the applicant further states that the present building is a small brick building 15 ft. by 22 ft. used as office storage, sales, etc.; that under the present setup all the services usually performed in a gas station such as minor repairs, lubrication, car wash, etc., must be performed in the open and such a condition causes the operator great physical hardship, winter or summer; that in fact, this is the prime reason that prompted the former owner to sell the property, as lessees of the station would not stay for any length of time; that the present owner, a young veteran, has invested all his savings to purchase this station, and by the addition of the proposed extension expects to be able to realize a fair living; that as there is a great demand in the surrounding area for a first class motor vehicle repair shop and operator, which this owner is, and one of the requests of this application is to be permitted to repair motor vehicles, which would be done mainly by the use of hand tools and equipment and all within the confines of the building; that as to objection No. 2 which requires a 15 ft. minimum rear yard, it may be seen that some very peculiar zoning has caused this situation, being a retail use district and an E-1 area district; and

WHEREAS, the applicant contends that as the lot is only nominally 35 ft. deep it would be impossible to hold to the area restriction and build any type building at all; that the present small office or service building is located within 2 ft. of the rear line; that as may be seen from photograph No. 4, a 10 ft. or 12 ft. high retaining wall is on the rear property line of this lot; that if the extension is to be built at all it must be located on this retaining wall or else it would be impossible to use the front portion for cars coming in for gasoline and service; that this owner has recently purchased 60 ft. of lot No. 1 immediately adjoining to the west; and

WHEREAS, the applicant states that the present owner has held title to the property since August 19, 1955; that the assessed valuation of land is \$900 and of the building \$2,100 making a total of \$3,000; that the building was erected in 1929.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 28, 1929 by adding thereto:

"that under sections 7i and 21 of the zoning resolution, the erection of an additional building may be permitted as proposed, with the rear yard of the building substantially as stated in applicant's statement and as shown on plans filed with this application, marked "Received April 13, 1956", 4 sheets; that such building shall be for the use as proposed, containing the existing greasing equipment now in the open; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that any openings in the rear wall shall be filled with glass block as approved for exterior walls without openings therein; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

115-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Iovine, owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from office, storage of roofer's materials and equipment,

office, lunch room, automobile wrecking yard, parking and storage of more than 5 cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas.

PREMISES AFFECTED—5283-5291 Kings highway, east side, 60 ft. 9¾ in. north of Preston court, Block 7949, Lots 20 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 8, 1952 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 23, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Kings highway are in a business use, C area, class 1 height district; Preston court is in business and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1955 acting on N.B. Applic. 858-55, reads:

"1. Proposed change of use in a business use district, from office and storage of roofer's materials and equipment, office, lunch room, automobile wrecking yard, (hand tools only) and parking and storage of not more than (5) five cars, to body and fender repairs, painting and spraying, junk yard, auto wrecking, use of oxygen with a combustible gas, is contrary to Art. II PP. 4(a) Sub. Sect. 4, 20, 29, 50 of the Zoning Resolution. Note: These premises are the subject of a previous Board of Standards grant Cal. #115-36-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 ft. 7/8 in. frontage by 127 ft. 2¾ in. in depth, irregular, now being used as a junk yard for auto parts, auto wrecking, body and fender repairs and the use of oxygen with a combustible gas; that the site is also developed with a one story, concrete block, three car garage; that it is proposed to remove the present three car garage and secure a variance for a term of ten years in order to maintain the present junk yard for used auto parts, auto wrecking, body and fender repairs, the use of oxygen with a combustible gas, and erect a new one story building of class 3 construction, with a frontage of 38 ft. and a depth of 40 ft., the building to contain the use of auto painting and spraying, auto body and fender repairs, and an office; and

WHEREAS, the applicant states that as of July 25, 1916 the site was in an unrestricted use district and a class A area district and received its present use and area designations on June 16, 1922; and

WHEREAS, the applicant further states that on October 30, 1936 under Cal. No. 115-36-BZ, the Board granted a variance for a period of five years to use the premises as auto wrecking lot and the storage of five motor vehicles, which variance covered a plot having a frontage of 101 ft. on Kings highway; that on May 26, 1942 the Board granted an amendment to reduce the size of the plot to a frontage of 60 ft. 9¾ in., and maintain the same use for an additional period of two years; that on July 25, 1950 the variance was extended for an additional two years; that certificate of occupancy No. 127235 was issued for above uses; and

WHEREAS, the applicant contends that inasmuch as the main use of auto wrecking and the storage of used auto

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parts was previously granted by the Board, the additional conjunctive uses will not affect the area; that the removal of all the old sheds and buildings and the replacement with a modern masonry building will improve the appearance of the area; that within the affected area, the site is adjoined to the east by an unrestricted zone and the only dwellings in the entire area are in this unrestricted zone; that within the affected area, in the business zone, the following non-conforming uses occur: block 7948, lots 11 and 22—gas station and used car parts; block 7969, lot 60—gas station; block 7969, lot 65—auto laundry; block 7949, lots 39, 33 and 10—coal yard, gas station and lumber yard; that with the railroad embankment to the north, the unrestricted zone to the east and the many non-conforming uses as shown, it would be economically unfeasible and impossible to erect a conforming use on the site at this time; that the area has not improved since 1936, when the Board granted the original auto wrecking variance; and

WHEREAS, the applicant states that the present owner has held title to the property since February 25, 1949; that the assessed valuation of land is \$12,000 and of the building \$2,500 making a total of \$14,500; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 e and i to permit the continuance of the use of the premises as previously granted to the former owner by resolution adopted October 20, 1936; and to permit the additional use as proposed for painting and spraying, body and fender repairs in the proposed building as shown on plans filed with this application marked "Received June 6, 1955", 3 sheets *on condition* that the existing building, formerly a garage, overlapping the lot line, shall be removed and the new building shall be erected substantially as proposed and not over one story in height; and complying in all other respects with the requirements of the Building Code therefor; that fences around the premises shall be constructed in accordance with the requirements of the zoning resolution therefor; that curb cuts shall be restricted to two curb cuts each not over 30 ft. in width, located where shown; that the sidewalk and curbing abutting the premises shall be repaired or restored to the satisfaction of the Borough President; that any permits for the use of welding and any inflammable materials shall be subject to the issuance thereof by the Fire Commissioner; that the use of the premises as herein permitted, may be for a term of ten years from the date of this resolution and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

326-41-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and William H. Healy, for Margharita Boccia, owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed continued use of a frame building for 7 car garage.

PREMISES AFFECTED—2222 Homecrest avenue, west side, 180 ft. south of Avenue V, Block 7372, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Frank Boccia.

For Opposition: Alexander Lavrowsky.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 13, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1½ height district; Homecrest avenue is in residence and business use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 7, 1955 acting on Alt. Applic. 4377-54, reads:

"1. The proposed continued use of a frame bldg. for a (7) seven car garage located in a residence use district, is contrary to Art. 2 Sect. 3 of the zone resolutions. Note—a variation for this use was granted under 326-41-BZ & expired 10-15-51."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 120 ft. in depth, on which is located a garage for seven motor vehicles; and

WHEREAS, the applicant further states that the premises consist of a plot 80 ft. front on Homecrest avenue by 120 ft. in depth on which there is constructed a two family frame dwelling, not subject to this appeal, and a 1½ story frame building 71 ft. front at the rear lot line by 21 ft. in depth, 18 ft. in height, erected in 1906 as a stable, altered under Cal. No. 326-41-BZ, granted October 15, 1941 for a term of ten years as a garage for seven motor vehicles and occupied under certificate of occupancy No. 107041, issued October 15, 1942, which certificate expired October 15, 1951; that the occupancy by seven motor vehicles has continued subsequent to the expiration of the variance and application is now made to continue the use; and

WHEREAS, the applicant contends that the garages are principally accessory to the dwelling and for the family of the owner, who have four cars of their own; that there is no transient parking or rental signs or other indication of a business use; that the premises is maintained on a non-commercial basis and the proposed continuance of the use is in keeping with the character of the neighborhood; that the building was erected as a stable and if the application to convert the stable to the garaging use had been timely made, then it would have been permitted under the zoning resolution; that the use of the premises for private garaging of cars is less objectionable than the stable originally erected; and

WHEREAS, the applicant states that the present owner has held title to the property since November 25, 1932; that the assessed valuation of land is \$8,000 and of the building \$5,000 making a total of \$13,000; that the building was erected in 1906; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1941, by adding thereto:

"that the existing garages as previously permitted for a term of ten years expiring October 15, 1951, may be continued for a term of five years from the date of this *amended* resolution, as proposed and indicated on plans filed with this application, marked 'Received November 5, 1955', 1 sheet, and 'October 10, 1956', 1 sheet, *on condition* that only pleasure cars shall be stored within the garages; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the buildings shall be maintained in good structural condition and kept painted; that in all other respects the resolution adopted by the Board

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on October 15, 1941, shall be complied with; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution."

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., doing business as United Kosher Provisions Co., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of a meat packing plant using more than the area permitted.

PREMISES AFFECTED—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 29, 1955, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 9, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, for inspection and decision; hearing closed.

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Pacific street is in residence and manufacturing use, C area, class 1 height districts; Troy avenue is in a manufacturing use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1955 acting on Alt. Applic. 2229-55, reads:

"1. Business use occupancy in a Residential use district is contrary to Art. II, Sect. 3 of Zone Resolution.

2. Area of new extension will exceed permissible area for 'C' zone and is therefore contrary to Art. IV Sect. 13 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 57 ft. 4½ in. frontage by 107 ft. 2¼ in., irregular in depth, on which is located a one story building 27 ft. front by 86 ft. 2½ in. in depth, 14 ft. in height, of class 3 construction, set back 10 ft. from the building line, presently used as a meat packing plant, altered and extended under Alt. Applic. 4211-48 and Cal. No. 173-49-BZ; that there is also constructed a two family, two story frame dwelling at the front of lot 12 in block 1342, which is proposed to be maintained as existing with the necessary side and rear yards, and which is not subject to this application; that it is proposed to extend the existing building at the rear by a one story addition 30 ft. 3½ in. front by 37 ft. in depth, 13 ft. in height, of class 3 construction, to be used and occupied as accessory to and in conjunction with the meat packing plant on the adjoining lot, as previously considered by the Board; that it is also proposed to maintain a rear yard of 10 ft. minimum depth along both rear lot lines; and

WHEREAS, the applicant states that the building was erected in 1933 at which time certificate of occupancy No. 72546-33 was issued to permit occupancy for pickling beef and smoking of meats; that at the time of erection, the

premises was located in an unrestricted use district and was rezoned to its present designation on November 4, 1940; that the present owners have been the principals in the conduct of the business prior to the change of zone and at the time the building was erected in 1933; that legal title was then transferred for tax purposes to a wholly owned real estate corporation; and

WHEREAS, the applicant contends that a grant of this appeal can have no adverse effect upon the neighborhood in that the new extension is located at the rear of the lot and is not visible from the street front; that the neighborhood is developed with many non-conforming uses commonly found in a manufacturing or unrestricted use district, the Pacific street frontage opposite the site being in a manufacturing use district; that the proposed extension will provide necessary additional area for the conduct of the business which was existing prior to the change in zone and there is no other vacant land which can be economically utilized; that the building is set back 10 ft. from the building line with the minimum 10 ft. depth of the rear yard, together with the vacant land associated with the dwelling (not subject to this appeal); that the area coverage is less than would ordinarily be permitted in a C area district; and

WHEREAS, the applicant states that the present owner has held title to the property since May 12, 1955; that the assessed valuation of land is \$5,700 and of the building \$10,600 making a total of \$16,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant has rearranged the lots and omitted the present two family dwelling from his application; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Sections 7c and 21, to permit an extension of the building on lot 13 as now existing, to cover the rear portion of former lot 12 now part of lot 13 and to permit the one-story extension as thereon shown, leaving the present two family dwelling on lot 12; *on condition* that the building shall be constructed as proposed and indicated on plans filed with this application, marked "Received October 31, 1955", 2 sheets, "October 25, 1956", 2 sheets and "November 13, 1956", 1 sheet; that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable; that the smoke stack shall be maintained and the requirements of the Department of Health and all other departments having jurisdiction shall be complied with; that the two openings in the proposed extension at the rear may be constructed but shall be filled with glass block as approved for exterior walls; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

252-55-BZ

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the demolition of existing one story shed at rear of premises and the construction of a structure to be used for welding, painting, and spraying; and to permit the change in occupancy of one story structure from repair of

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auto glass, auto locks and sale of auto accessories, to motor vehicle repair shop.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 9, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bedford avenue are in a business use, B area, class 1¼ height district; Putnam avenue is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1955 acting on N.B. Applic. 1592-54, reads:

"1. Welding, painting and spraying accessory to motor vehicle repair shop on front of lot in a business use district is contrary to Art. II Sect. 4a, par's 4 & 29 of Zone Resolution."

and

WHEREAS, the decision of the borough superintendent, dated March 3, 1955 acting on Alt. Applic. 3986-49, reads:

"1. Office and sale and display of auto accessories, motor vehicle repair shop and parking and storage of cars awaiting service in a business use district is contrary to Art. II Sect. 4a, par. 29 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 90 ft. in depth, on which is located a three story brick store and office, a one story brick structure used for repair of auto glass, keys, locks and sale of accessories; that at the rear of site there is a one story frame storage shed which is to be removed; that it is proposed to erect a class 3 structure, 20 ft. by 40 ft., one story in height, at rear of site, to be used as welding, painting and spraying; that the one story building facing Bedford avenue is proposed to be used as a motor vehicle repair shop; that it is further proposed to permit parking and storage of cars awaiting service on unbuilt upon portion of plot; that there will be no change in the three story structure; and

WHEREAS, the applicant states that the use, area and height designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the premises are in a neighborhood in a section of Brooklyn long ago developed; that the present legal use, insofar as motor vehicles are concerned, is limited to the repair of auto glass, auto locks and the sale of automobile accessories; that the premises have been under the one control since 1944; that prior to the formation of the corporation, William Brown was the sole owner of the premises; that the neighborhood is irregularly developed with some non-conforming uses; that in block 1827, lot 2, there is a motor vehicle repair shop; that under Cal. No. 20-42-BZ, the Board granted a variation for premises on the southwest corner of Putnam and Bedford avenues, block 1996, lot 27, to permit an auto repair shop; that the term of the variance, however, has since expired; that there is a store for the sale of auto accessories at 1188 Bedford avenue, 1169 Bedford avenue and 1184 Bedford avenue; that 1198 Bedford avenue is occupied by a tire company; and

WHEREAS, the applicant states that the present owner has held title to the property since September 14, 1944; that the assessed valuation of land is \$5,600 and of the building \$7,000 making a total of \$12,600; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7e and i, for a term of ten years, to permit the premises to be occupied substantially as proposed for occupancy by William Brown, Inc., as indicated on plans filed with this application, marked "Received March 29, 1955", 7 sheets, on condition that the proposed building at the rear shall replace the existing frame storage shed which is to be removed; that there shall be no openings in the rear or side lot line walls to adjoining property; that such fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the intervening yard between the existing and proposed buildings shall be properly paved to the satisfaction of the borough superintendent; that the existing buildings may be occupied as proposed and shown on plans above cited and such buildings shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted by the Board this day under Cal. 253-55-A; and that all permits required shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

253-55-A

APPLICANT—John F. Fitzsimons, for William Brown, Inc., owner.

SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated March 3, 1955, on N.B. App. 1592-54 reads:

"2. Provide two legal exits leading direct to street as per Sect. 270 Labor Law."

and

WHEREAS, the applicant states that the building will be one-story, 8 ft. in height, 40 ft. by 20 ft. in area, of class 3 construction, located on a lot 40 ft. by 90 ft. in area, in a business use, B area, class 1¼ height district, used and occupied for welding, painting, spraying, (processes accessory to a motor vehicles repairs) and

WHEREAS, the applicant states that the proposed building will be used for welding, painting and spraying as accessory to a proposed motor vehicle repair shop in the building to be located on the front of the lot at 1190 Bedford avenue; that premises 1192 is now improved with a three-story brick building used for office, and sale and display of auto accessories; that between the buildings located on the front of

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the plot and the proposed new building there will be an open area 40 ft. by 30 ft. and exits to the street from the rear building will be provided through both buildings as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that since the total operation of the premises will be under single control, it is requested that this appeal be granted permitting the construction and egress as proposed; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on N.B. App. 1592/54, Objection No. 2, and that the appeal be and it hereby is *granted, on condition* that the exits from the rear building shall be maintained across the open space and through each of the two buildings existing, facing Bedford avenue; and that in the northerly building there shall be an entrance not over 3 feet in width at the rear as well as the front, as shown, to permit direct exit through such building as well as through the southerly building to Bedford avenue; and that in all other respects the requirements of the resolution adopted by the Board this day under Cal. 252-55-BZ shall be complied with.

870-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Stumer, owner.

SUBJECT—Application November 3, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Anthony T. Jordan, Jr., S. Steingut, L. Joseph and Dora Friedland.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 9, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Church avenue are in a retail use, C area, class 1 height district; East 54th street is in retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 24, 1955 acting on N.B. Applic. 2533-55, reads:

"1. The proposed gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles located in a retail use district, is contrary to Art. II, Sec. 4-A of the Zoning Resolution.

2. The proposed show window and sign facing E. 54th St. and within 75'-0" of a residential district, is contrary to Art. II, Sec. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist

of a plot, 100 ft. $\frac{1}{8}$ in. frontage by 86 ft. $8\frac{1}{8}$ in. in depth, irregular, now vacant; that it is proposed to secure a variance for a period of fifteen years in order to erect and maintain a modern gasoline service station consisting of ten gasoline tanks of 550 gallon capacity each and four dispensing pumps; that the proposed accessory building will have a frontage of 60 ft., a depth of 28 ft., one story in height, of class 3 construction, and contain the conjunctive uses of lubritorium, car wash, minor auto repairs, office and sales and storage room; that part of the open area will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were located in a business use district and the present use designation became effective on March 25, 1954; and

WHEREAS, the applicant contends that all auto service will be confined to the building so that the community will not be adversely affected; that Church avenue is a main auto lane leading across Brooklyn and as there are no other gas stations in the affected area and there are many dwellings in said area, the proposal is in keeping at this point and a required service; that the proposal to use part of the site for parking and storage of motor vehicles will help the parking problem in the area; that almost every available lot in the affected area is developed with stores so that there are sufficient stores in the area for public requirements and the erections of additional stores would be unwarranted; that the proposed show window is required for proper design of the building and cannot affect the residential aspect of East 54th street as said window sets 20 ft. back of the East 54th street building line; that the building across the street in block 4701, lot 10 is developed with show windows and signs within 75 ft. of the residence zone and said show windows occur directly on the building line; and

WHEREAS, the applicant states that the present owner has held title to the property since May 14, 1955 and that the assessed valuation of land is \$26,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i and A of the zoning resolution; and

Resolved, that the decision of the borough superintendent, acting on N.B. App. 2533/55, Objections No. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1013-55-BZ

APPLICANT—Burke, Green and Groh, for Reginald and Frances Mamiaro, owners.

SUBJECT—Application December 23, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—240-11 Hillside avenue, northwest corner of 241st street, Block 7908, Lot 1, Bellrose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 9, 1956 after due notice by publication in the

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Bulletin; laid over to November 14, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in local retail use, D area, class 1/2 height district; Hillside avenue and 241st street are in local retail and residence use, D area, class 1/2 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 6, 1955 acting on N.B. Applic. 9456-55 reads:

"1. Proposed use of premises located in a local retail district as a gasoline service station, auto washing, lubrication, office and sales of accessories, and minor repairs with hand tools only is contrary to Article II Sec. 4-c of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to construct a modern gasoline service station; that the accessory building will be faced with face brick, have a peaked roof and will be set well back from both building line; that both interior lot lines, except where the unpierced masonry wall of the proposed accessory building abuts the west lot line, will be fenced with 3 ft. 6 in. high iron pickets on a 2 ft. high brick base; that a similar fence will extend along the 241st street building line for approximately 65 ft.; that a wide area will be left behind the building for a grass plot and shrubbery and a planted area will also be provided along the west lot line; that the entire site, where not occupied by the accessory building or devoted to the shrubbery, will be paved with concrete or bituminous paving; that only one pump island will be provided along the Hillside avenue frontage, none on 241st street; that two 30 ft. curb cuts will be provided on Hillside avenue and one 20 ft. curb cut on 241st street near the corner; that minor repairs with hand tools will be done only within the accessory building; and

WHEREAS, the applicant states that the property at the present time is in a local retail use district, D area, class 1/2 height; that the local retail use area became effective January 27, 1941; that as of June 25, 1916 the area was zoned as a business use and the 1/2 height district became effective June 30, 1952; that prior to that time, from June 25, 1916 it was a class 1 height district; that the area designation has not changed since June 25, 1916; and

WHEREAS, the applicant contends that the Hillside area in the past three years has become very heavily trafficked and the increase in population in the surrounding district has brought about the necessity for additional gas stations in this area; that this site, opposite a business district and a block from an existing gas station, renders it conducive to the development of a necessary additional one in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since November 14, 1952 and that the assessed valuation of land is \$13,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 9456/55, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1019-55-BZ

APPLICANT—Andrew Di Camillo, for Joseph J. Carlucci, owner.

SUBJECT—Application December 29, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district,

the erection of an extension to a 3 story building, using more than the area permitted.

PREMISES AFFECTED—7204 13th avenue, west side, 20 ft. south of 72nd street, Block 6188, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 13th avenue are in a retail use, D area, class 1 height district; 72nd street is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 27, 1955 acting on Alt. Applic. 2977-54, reads:

"1. Proposed new extension exceeds area for a D area district & violates Art. 4 Sect. 14c of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 19 ft. 8 in. frontage by 100 ft. in depth, on which is located a three story building of class 3 construction, occupied by store and two families; that it is proposed to construct one story concrete blocks extension in the rear of the first floor, to be 19 ft. 8 in. wide, 20 ft. 3 in. deep and 13 ft. in height; that this extension will cover the remainder of the plot on the first floor and will be used for store purposes; that the type of business consists of a variety store; and

WHEREAS, the applicant contends that at the time the present owner purchased the premises, the depth of the first floor was 55 ft.; that due to increased business he was compelled to construct an extension in 1952, which was done under Alt. Applic. 1044-52, but unfortunately this did not solve his problem; that although he spent considerable money to build this extension, he has concluded that his only help lies in the additional space; that the extension constructed in 1952 was the maximum allowable coverage; that the owner purchased the building for his business and in good faith constructed the extension in 1952; that this application is the result of unforeseen problems rather than a selfish motive; that adjoining premises to the north in block 6188, lot 38, occupies full plot for two floors; that the proposed extension will have no openings in the rear or side walls and could in no way adversely affect adjoining premises; that the owner will comply with any conditions set by the Board; and

WHEREAS, the applicant states that the present owner has held title to the property since May 31, 1951; that the assessed valuation of land is \$3,400 and of the building \$12,100 making a total of \$15,500; that the building was erected in 1905; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area, to permit the one story extension of the existing building substantially as proposed and as indicated on plans filed with this application marked "Received December 29, 1955", 3 sheets, *on condition* that there shall be no windows in such

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extension in the rear or side walls; that any skylight erected on the roof shall not be nearer than 10 ft. from the rear lot line; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the zoning resolution.

273-56-BZ

APPLICANT—Morris Bernard Adler, for 1132 DeKalb Avenue Corp., owner.

SUBJECT—Application April 13, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district, the change of use from factory use on the first floor, extending the area permitted for manufacturing use and the erection of a 1 story extension.

PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Bernard Adler and Samuel Cooperberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly	4
Negative	0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Reid avenue are in a retail use, C area, class 1 height district; DeKalb avenue is in retail and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 21, 1956 acting on Alt. Applic. 92-56, reads:

"1. The proposed change of use from store to factory of the 1st floor exceeding in area that permitted in a retail use district is contrary to Art. II Sect. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, on which is located a two story and cellar building of class 3 construction, now vacant, 25 ft. front, 86 ft. in depth, one and two stories in height; that it is proposed to change use of first floor to factory use, exceeding the area permitted for factory use and the erection of a one story extension; and

WHEREAS, the applicant states that this site was originally in an unrestricted use district, changed to business use district on April 15, 1921 and then changed to a retail use district on March 15, 1953; and

WHEREAS, the applicant further states that the existing two story and cellar, class 3 structure, was erected under N.B. Applic. 1635-23 and was completed on August 16, 1923; that from date of completion, the original owner-builder occupied the first floor as a branch of an extensive chain of retail butcher shops; that due to the down grade of retail business on this block, the butcher shop was closed and the premises were sold; and

WHEREAS, the applicant contends that the present owner, who is in the ladies dress manufacturing business at 1130-1132 DeKalb avenue, on the adjoining block to the east, purchased the subject property with a view to obtaining

much needed additional manufacturing space for expanding business; that the block upon which the subject building is located is presently non retail in character as evidenced by the large number of non-conforming uses now in occupancy; that the buildings on the northerly side of DeKalb avenue between Broadway and Reid avenue, and the adjacent building to the west of the subject property are factory occupied; that the proposed alteration, that is, the erection of a one story extension to existing building, and change in use of the subject property is in keeping with uses already established on this block and there can be no adverse effect upon property owners within the affected area; and

WHEREAS, the applicant states that the present owner has held title to the property since February 7, 1956; that the assessed valuation of land is \$4,500 and of the building \$11,000 making a total of \$15,500; that the building was erected in 1923; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit the change of use and extension of area of the building used for factory work substantially as proposed and as indicated on plans filed with this application marked "Received April 13, 1956", 4 sheets, *on condition* that the building shall not be further increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted under Cal. No. 274-56-A; that the type of manufacturing proposed shall be needlework trades; that the cellar shall be used in connection therewith for storage of materials; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

274-56-A

APPLICANT—Morris Bernard Adler for 1132 DeKalb Avenue Corp., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent, re exits, etc.

PREMISES AFFECTED—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Bernard Adler and Samuel Cooperberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly	4
Negative	0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated March 21, 1956, on Alt. App. 92-56, reads:

"2. Provide at least two exit stairs enclosed in one hour partitions leading directly to the street and complying in all details with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 25 ft. 8 in. in height, 25 ft. front by 65 ft. in area, of class 3 construction, erected 1923, now located on a lot 25 ft. front by 100 ft. in depth, in a retail use, C area, Class 1 height district, and used and occupied as follows: cellar—ordinary use and storage; 1st floor—store; 2nd floor—store; and proposed to be used and occupied as follows: cellar—or-

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dinary use and storage; 1st floor—manufacturing garments, 12 persons; 2nd floor—offices, 8 persons; that the building is provided with one 3 ft. 8 in. wide interior wood stairs enclosed in partitions of wood studs, fire retarded, equipped with one hour self-closing fireproof doors; stairhall leads direct to street and is provided with a ladder and scuttle to roof; no certificate of occupancy has been issued for the existing use; and

WHEREAS, the applicant contends that the stairway from the second floor leads directly to the street and is 4 ft. wide, enclosed in fire retarded partitions constructed of wood studs, metal lath and Portland cement plaster with hard white finish; the soffit of the stair is similarly finished; that the door to the stairway at the second floor is kalamein, self closing; that on the second floor in the stairway enclosure there is a fixed iron ladder leading to a scuttle in the roof; that the net usable floor area for offices on the second floor is 1303 sq. ft. and the existing stairway is adequate for exit purposes for the limited occupancy and would have been acceptable under the Administrative Building Code were it not for the classification of the building on the first floor as a factory.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 92-56, Objection No. 2 and that the appeal be and it hereby is *granted, on condition* that the means of exit from the first floor and second floor for the occupancy as proposed and permitted this day under resolution adopted under Cal. No. 273-56-BZ shall be as indicated on plans filed with this appeal marked "Received April 13, 1956", 3 sheets; and that in all other respects the requirements of the resolution as adopted this day under Cal. No. 273-56-BZ shall be complied with.

374-56-BZ

APPLICANT—Moritz Simon, for H and A Realty Corp., owner (Harold Amateau, lessee).

SUBJECT—Application May 21, 1956—(decision of the borough superintendent) under sections 7b and 7A of the zoning resolution, to permit in a residence and local retail use district, the change of occupancy and alteration of an existing old law tenement, with extension within 75 ft. of residence use district.

PREMISES AFFECTED—55 East 115th street, north side, 84 ft. east of Madison avenue, Block 1621, Lot 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Moritz Simon and Ann Amateau.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 115th street and Madison avenue are residences and local retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 2, 1956 acting on Alt. Applic. 1134-54, reads:

"1. Proposed store and offices located partly in a residence district is contrary to Sec. 3 of Z.R. and Sec. 7A of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 26 ft. frontage by 100.11 ft. in depth, now

occupied by an old law tenement; that it is proposed to alter the premises basically by removing the 3rd, 4th and 5th floors and to convert the two lower floors into commercial use; and

WHEREAS, the applicant states that prior to the change of zoning on July 31, 1947 the premises on both sides of East 115th street between Madison avenue and Park avenue were located in a business use district and 70% of all these buildings are now occupied as stores or other commercial uses on the first floor; that the zoning map as of July 31, 1947 shows a change of the area in question from business use into local retail and residence use, and the use district boundary line divides the owner's lot, with 16 ft. frontage located in a local retail district use and 10 ft. in a residence district use; and

WHEREAS, the applicant further states that the subject building was erected in 1890 and consists of five stories and cellar, and was occupied until February 9, 1956 as an old law tenement with two 6-room apartments on each floor; that on January 26, 1956 the building was certified as unfit for human habitation and on or about February 9, 1956 all tenants vacated the premises; that since this date the owner, who purchased the property in 1954 for the sum of \$17,000 does not have any revenues from his invested capital but only losses resulting from payment of real estate taxes and mortgage interest; that a sale of the property in its present condition would result in a loss to the owner of \$10,000; and

WHEREAS, the applicant contends that to restore the former use of the building as an old law tenement by altering the premises in order to make it structurally safe, or to convert it into smaller residential units, is highly undesirable since no improvements beyond an obsolete tenement layout can be obtained, besides which the building's slum characteristics will still remain; that in order to make use of the entire floor area, the owner desires to include that portion located in the residence use district into the proposed use as a store for church goods on the first floor and offices on the second floor and storage in the cellar; that this portion extends only 10 ft. beyond the boundary line of the district in which such use is authorized; that besides the removal of the upper 3rd, 4th and 5th floors, the owner plans to replace the entire front of the remaining two floors with a modern facade, using light colored face brick and aluminum on doors and window trimmings; that this alteration will greatly improve the present conditions in this bleak slum area; that the entrance to the premises will be placed into the conforming portion of the local retail district, whereas the display window, showing church goods, is bound to stay in a non-conforming use district, since the entire lot is within 75 ft. from the residence district; and

WHEREAS, the applicant states that the present owner has held title to the property since February 24, 1954; that the assessed valuation of land is \$6,500 and of the building \$7,000, making a total of \$13,500; that the building was erected in 1890; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b and 7-A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7b and 7-A to permit the erection of the two story building for stores and offices substantially as proposed and as indicated on plans filed with this application marked "Received May 21, 1956", 4 sheets, and "October 21, 1956", 2 sheets, *on condition* that all buildings and structures on the premises shall be removed and the premises shall be constructed as proposed with a two story building or alteration of present building reduced to two stories for the occupancy of the concern for the sale of religious supplies, now occupying the store on Lot 39, Block 1620, and for the occupancy of the second floor as indicated for medical or dental offices; that this variance shall continue only so long as the street floor

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of this building is occupied by such concern, namely Harold Amateau or his successor in the same line of business; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

706-56-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application October 18, 1956—(decision of the borough superintendent) pursuant to section 9A of the zoning resolution for a variation of sections 8c and 9A of the zoning resolution, to permit in a Class $\frac{3}{4}$ height district, the erection of a portion of a proposed building in excess of the height permitted by section 8(c) of the zoning resolution, within two miles of a designated airport.

PREMISES AFFECTED—138-20 31st road, southwest corner of 140th street, Block 4374, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 14, 1956, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E area, Class $\frac{3}{4}$ height district; 31st Road is in a residence use, E area, $\frac{3}{4}$ height district and a retail use, F area, class $\frac{3}{4}$ height district; 138th street and 140th street are in a residence use, D and E area, class $\frac{3}{4}$ and class 1 height districts and 139th street is in a residence use, E area, class $\frac{3}{4}$ height district; 31st Road is in a residence use, E area, class $\frac{3}{4}$ height district; and

WHEREAS, the decision of the borough superintendent dated September 20, 1956, on N.B. App. 2721-56, reads:

"2M. Proposed building located in a $\frac{3}{4}$ height district within two miles of a designated airport, exceeds the height limit prescribed in Sec. 8(c) and Sec. 9-A, zoning resolution."

and

WHEREAS, the applicant states the premises consist of a plot fronting 505 ft. on 31st Road, with a depth of 213 ft. along 140th street and a depth of 35 ft. along 138th street, upon which it is proposed to erect a six story Class 3 constructed, Class A multiple dwelling, 59 ft. in height, consisting of two sections, each 179 ft. 4 in. front by 110 ft. in depth, connected below grade by a non-storage accessory garage for 54 cars; and

WHEREAS, the applicant states that only the southerly portion of Section 1-2 of the proposed building has been objected to by the Department of Buildings as exceeding the height limit prescribed in Section 8(c) and Section 9-A of the zoning resolution, since that portion of the building lying more than 100 ft. south of 31st Road must be treated as if it fronted on a 60 ft. street; and

WHEREAS, the applicant contends that the proposed setback of the building from the property line will be sufficient to permit the proposed height of six stories in a $\frac{3}{4}$ height district were it not for the fact that the property lies within two miles of a designated airport; that despite the fact that the property is within two miles of a designated air-

port the full six story height for the entire building would be permitted if 140th street were 80 ft. in width instead of 60 ft.; that 140th street is the only one of the four streets bounding the block in question which is not 80 ft. in width; that the balance of the block, consisting of Lot 50, will be improved with a similar type of development consisting of six story, elevator apartment buildings; that to the north and northwest of the site in question Mitchell Gardens and Linden Hill developments are located, all of which are six stories in height; that the portion of the plot to which the objection of the borough superintendent applies, due to the width of the street, is actually farther from the airport than the portions of the plot to which no objection has been raised because of the greater width of the streets upon which such portions front; and

WHEREAS, the applicant states that the premises were originally zoned unrestricted in 1916 and changed to residence use on August 13, 1938; that the height district designation was One Times in 1916 and on March 30, 1940 the portion of the property north of 31st Road was changed to a $\frac{1}{2}$ times height district and on January 22, 1951, that portion was changed to a Class $\frac{3}{4}$ district, and on July 17, 1952, the Class $\frac{3}{4}$ district was expanded to include the entire property in question, and that as of 1916 the property was in a D area district until March 30, 1940, when it was changed to an E area district; and

WHEREAS, the records indicate that the proposed apartment house located on an 80 ft. street and a 60 ft. street, has a section on the 60 ft. street which does not comply with the requirements, although the section on the 80 ft. street is nearer to the airport, a distance of $1\frac{1}{2}$ miles; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 9A, to permit the portion of the building to be of the height proposed, as indicated on plans filed with this application, marked "Received October 18, 1956", 14 sheets, "November 2, 1956", 1 sheet, and "November 9, 1956", 5 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:25 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 14, 1956,
2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

1105-48-SA

APPLICANT—ABC Oil Burner, Corp., owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade names of U. S. Solar Flame Oil Burner, Model 52A, Cities Service Oil Burner Model CS 52A, Luxaire Oil Burner Model 52A, Moncrief Oil Burner Model 52A, Kalamazoo Oil Burner Model 52A, Meyer Oil Burner Model 52A, Dowagiac Oil Burner Model 52A, Comfort Zone Oil Burner Model 52A, Solar Flame Oil Burner Model 2, Liebhlich Oil Burner 2L6 and Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner Model 52A, Kleen-Heet Oil Burner Model 77A, Norge Oil Burner

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Model COB-12, Burnham Oil Burner Model 52A, International Economy Oil Burner, Silent Automatic Models OCE-14, OCE-25 and OCE-35, Crane Line Oil Burner Models 4872, 4888, 7872 and 7888, Jackson and Church Poweroil Model JC-52A and the Armstrong Oil Burner Model D-6-1 and C-6-2 and Silent Automatic Oil Burner Models 14-COA, 25-COA and 35-COA; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1105-48-SA

Subject. Amendment to resolution as to additional trade name.

Automatic Burner Corp., Chicago, Illinois, requested by letter dated May 24, 1956, that the resolution adopted May 3, 1949 and amended through December 14, 1954 under Cal. No. 1105-48-SA be amended so as to permit the ABC Oil Burner, Model 52A to be marketed under the trade name of U. S. Solar Flame Oil Burner Model 52A. The application was reopened by a vote of the Board July 17, 1956.

Description

The model 52A was approved by the Board under Cal. No. 1105-48-SA on May 3, 1949.

Recommendation

The Committee on Test recommends that the resolution adopted May 3, 1949 and as amended through December 14, 1954 under Cal. No. 1105-48-SA be amended so as to permit the ABC Oil Burner Model 52A to be marketed under the following trade names; including those previously approved under Cal. No. 1105-48-SA; Cities Service Oil Burner Model CS 52A, Luxaire Oil Burner Model 52A, Moncrief Oil Burner Model 52A, Kalamazoo Oil Burner Model 52A, Meyer Oil Burner Model 52A, Dowagiac Oil Burner Model 52A, Comforts Zone Oil Burner Model 52A, Solar Flame Oil Burner Model 2, Liebhich Oil Burner 2L6 and Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner Model 52A, Kleen-Heet Oil Burner Model 77A, Norge Oil Burner Model COB-12, Burnham Oil Burner Model 52A, International Economy Oil Burner, Silent Automatic Models OCE-14; OCE-25 and OCE-35, Crane Line Oil Burner Models 4872, 4888, 7872, 7888, 4460, 4464, 4466, 4467, 4468, 4472, and 4888. Jackson and Church Poweroil Model JC-52A and the Armstrong Oil Burner Model D-6-1 and C-6-2 and Silent Automatic Oil Burner Models 14-COA, 25-COA, 35-COA and the National U. S. Burner, Model 52A, 52AF-H2-4437 and 52AF-G1-4436 and by the National-U. S. Radiator Corp. under the trade name of U. S. Solar Flame Oil Burner Model 52A, on condition that the requirements of the resolution adopted May 3, 1949 under Cal. No. 1105-48-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of May 3, 1949 through December 14, 1954 in accordance with the above report.

360-50-SA

APPLICANT—ABC Oil Burner, owner.

SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional trade names, Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB-55A—re Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55. The Hess Company, Hess Oil Burner, Model 55. Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55. Utica Radiator Corporation, Utica Oil Burner, Model 55. Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ. The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timken Silent Automatic Divisions of Timken Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Models 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company, under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A, Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 38M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 360-50-SA

Subject: Amendment to resolution as to additional trade names.

Automatic Burner Corporation, Chicago, Illinois, requested by letter dated May 24, 1956, that the resolution adopted October 17, 1950 and amended at various times through February 15, 1956 under Cal. No. 360-50-SA so as to permit the ABC Oil Burner Model 55A to be marketed under additional trades names. The application was reopened by a vote of the Board on July 17, 1956.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 and as amended through July 7, 1954 under Cal. No. 360-50-SA be amended so as to permit the ABC Oil Burner Model 55A to be marketed under the

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following trade names; including those previously approved under Cal. No. 360-50-SA; Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55 and 55-A, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55. The Hess Company, Hess Oil Burner, Model 55. Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, and Airline Oil Burner, Model FOB-55A, Ko-Z-Air Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55. Utica Radiator Corporation, Utica Oil Burner, Model 55. Dunkirk Radiator Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ. The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timken Silent Automatic Divisions of Timken Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Models 4606, 4608, 4869, 4870, 4871, 4868 and 5114. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company, under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A, Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 38M-175K-101, 38M-175-K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner, on condition that the requirements of the resolution adopted October 17, 1950 under Cal. No. 360-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of October 17, 1950 through July 7, 1954 in accordance with the above report.

72-52-SA

APPLICANT—J. A. Flynn for Todd Shipyards Corp., owner (Combustion Eq. Div.).

SUBJECT—Application for consideration—reopened October 4, 1955 for amendment to resolution as to additional models and sizes of Todd Oil Burners, Models BPMAH, BPAH, BPAM, BAH, BPA, BA and B—Re Todd Rotary Oil Burners, Types PAVL and PAVH; previously approved.

APPEARANCES—

For Applicant: J. A. Flynn.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 72-52-SA

Subject: Amendment to resolution as to additional models and sizes of Todd Oil Burners.

Todd Shipyard Corp. (Products Division) New York requested by letter dated August 2, 1955 that the resolution adopted November 4, 1953 be amended to include additional models and sizes of Todd Oil Burners. The application was reopened by a vote of the Board October 4, 1955.

Purpose

The appliances are oil burners for firing low or high pressure boilers.

Description

The burner unit consists primarily of an atomizer spinning cup, driven in conjunction with a fan, at 3500 R.P.M., from a 1750 R.P.M. electric motor, or at 3500 R.P.M. from a 3500 R.P.M. electric motor by "V" belts. Oil is drawn from the storage tank by a pump, which is an integral part of Models "BPMAH", "BPAH", "BPAM" and "BPA" burner assemblies. Models "BAH", "BA" and "B" are furnished with approved type remote pumps. Part of the oil is delivered into a cylindrical atomizing cup from which it is discharged centrifugally and part of the oil is returned to the suction line or direct to the fuel oil storage tank. The oil flows into and spreads over the inside of the atomizing cup and reaching the end is thrown off at a right angle as a thin sheet of oil. Primary air delivered by the fan assists in the atomization of the oil and is uniformly directed at this thin sheet of oil breaking it down into finely atomized particles which is ignited by a gas-electric ignition assembly. Additional air known as secondary air is supplied as required directly underneath the fire by a standard secondary air door or through openings in the checkerwork floor by a special air door, the draft being created by the stack.

In the event of ignition failure or flame extinguishment while there is a demand for heat, the safety combustion control operates to shut-off the burner, which then cannot be started without manually operating the reset button on the control assembly.

The burner is manufactured in seven (7) models, "BPMAH", "BPAH", "BPAM", "BAH", "BPA", "BA" and "B" and eight (8) sizes, Nos. "12", "22", "35", "50", "75", "100", "150" and "200". The various sizes indicates the maximum capacity range in G.P.H. All sizes are essentially the same design and differ only in the size of some of the parts. The following table illustrates the basic differences between the various models:

"BPMAH"—Belt drive, integral pump, metering unit, automatic operation, electric preheater—No. 6 oil

"BPAH"—Belt drive, integral pump, automatic operation, electric preheater—No. 6 oil

"BPAM"—Belt drive, integral pump, automatic operation, metering unit—No. 5 oil

"BAH"—Belt drive, automatic operation, electric preheater, approved type remote pump—No. 6 oil

"BPA"—Belt drive, integral pump, automatic operation—No. 5 oil

"BA"—Belt drive automatic operation, approved type remote pump—No. 5 oil

"B"—Belt drive, manual operation, No. 5 oil (or) No. 6 oil with approved type remote pump and preheater

Size "12" has a capacity range between 3 gallons and 12 gallons per hour, and is equipped with a 1½ H.P. motor. Size "22" has a capacity range between 5 gallons and 22 gallons per hour and is equipped with a ¾ H.P. motor. Size "35" has a capacity range between 7 gallons and 35 gallons per hour and is equipped with a 1 H.P. motor. Size "50" has a capacity range between 10 gallons and 50 gallons per hour and is equipped with a 1½ H.P. motor. Size "75" has a capacity range between 15 gallons and 75 gallons per

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hour and is equipped with a 3 H.P. motor. Size "100" has a capacity range between 20 gallons and 100 gallons per hour and is equipped with a 5 H.P. motor. Size "150" has a capacity range between 30 gallons and 150 gallons per hour and is equipped with a 7½ H.P. motor. Size "200" has a capacity range between 40 gallons and 200 gallons per hour and is equipped with a 10 H.P. motor.

Model "B" is designed for manual operation to burn either No. 4, 5 or 6 fuel oil.

All models except Model "B" will be completely assembled at the factory in units consisting essentially of a burner unit, strainer, safety combustion control, low voltage modutrol control and magnetic type motor starter of Underwriters Laboratories' listing. The "BPMAH", "BPAH" and "BAH" burners consist of the above and in addition, are equipped with an Underwriters Laboratories' listed electric preheater mounted as part of the burner assembly. The preheater is provided with a thermostat and contactor to control the supply of electrical power and also prevents operation of the burner if the oil is not heated to a proper temperature.

Model "BPMAH" may also be assembled for forced draft, as a complete package firing unit, for firing industrial fuel oils of the Commercial Standard No. 6, or lighter grades. This will consist essentially of a "TODD" Rotary Fuel Oil Burner (belt drive), assembled with a forced draft fan, burner windbox, refractory combustion throat, structural support frame, strainers and front plate, with all wiring, piping and valves assembled and tested. This model burner includes electronic safety combustion control, air flow safety control, separate high limit and operating controls, and motor controllers.

Proper air-fuel ratio is maintained at all firing rates by positive displacement metering pump linked to primary and secondary air volume regulators. Burner modulates through range of five to one input ratio and always starts at minimum firing rate.

The controls consist of a four (4) prong polarized plug (Underwriters Laboratories' listing) wired in series with the magnetic oil valve circuit and burner motor circuit. The twist lock plug connector is mounted on the burner front plate so that the burner has to be closed to complete the circuit and contact is immediately broken should the burner be swung out of the furnace before the oil is shut-off. An Asco or General Control magnetic oil valve is installed in the pump discharge line which provides a means of shutting off the oil supply to the burner when the circuit is broken. The gas-electric ignition consists of a Minneapolis Honeywell or General Control gas valve, Underwriters Laboratories' listed 5000 volt interchangeable ignition transformer and electrode.

Safety Combustion Controls:

Each burner is equipped or provided with, one of the following controls or control systems, except Model "B", which is a manually operating type burner:

Underwriters Laboratories' listed CCC 26RJ8 program control with 48 PT-1 flame scanner or Minneapolis-Honeywell R-178 protectorelay with Minneapolis-Honeywell C-7003 photocell or Minneapolis-Honeywell R-161 protectorelay with combustion control F-18-T or Minneapolis-Honeywell stack-switch C-403 with Minneapolis-Honeywell protectorelay R-161-B.

Inspection Test

Details of the units were examined by Asst. Engr. J. A. Darts Committee on Test.

The additional models have been approved by the Underwriters Laboratories under Misc Petroleum 589 application No. 55K-930.

Recommendation

The Committee on Test recommends that the resolution adopted November 4, 1953 under Cal No. 72-52-SA be amended so as to include the following oil burners BPMAH, BPAH, BPAM, BAH, BPA, BA and B with fuel oils as herein described when constructed as herein described on

condition that the requirements of the resolution adopted November 4, 1953 under Cal. 72-52-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 4, 1953 in accordance with the above report.

389-52-SM—Vol. II

APPLICANT—Tectum Corporation, owner.

SUBJECT—Application for consideration—reopened January 4, 1955 for amendment to consider additional roof plank and tile, Models P-200, P-250, P-300, T-200-32, T-250-32, T-300-32 and T-300-48—re Tectum Roof Plank (incombustible) Models A-2 and A-3; previously approved.

APPEARANCES—

For Applicant: E. J. Jateczak.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

Re: Cal. 389-52-SM—Vol. II

Subject: Application reopened for amendment to consider additional roof plank and tile.

Harold Perrine, agent, for Tectum Division Alliance Manufacturing Co., Newark, Ohio, owner, filed December 13, 1954 an application with the Board of Standards and Appeals for consideration as to reopening as Vol. II for additional Tectum Roof Plank and Tile models P-200, P-250, P-300, T-200-24, T-200-32, T-250-32, T-300-32, T-300-48. The application was reopened as Vol. II January 4, 1955 for test and report.

Purpose

The material is to be used as an incombustible roof deck, the individual plank to be installed as a simple beam.

Description

Tectum Roof Plank and Tile models P-200, P-250, P-300, T-200-24, T-200-32, T-250-32, T-300-30, T-300-48 are identical in composition to Tectum Roof Plank models 2A and 3A previously approved by the Board under Cal. No. 389-52 SM.

The dimensions of the slabs are 29 inches in width, various lengths and 2, 2½ and 3 inches in thickness. The long dimension is tongue and grooved.

Roof plank is used for short span application on joists or purlins and is installed at right angles to such roof members. Roof tile is used for long span application on bulb-tee sub-purlins and is installed parallel to roof framing members.

The weights of the slabs are 4¼ lbs./sq. ft. for the 2 inch slab, 5¼ lbs./sq. ft. for the 2½ inch slab and 6¼ lbs./sq. ft. for the 3 inch slab.

Inspection and Test

Samples of the board were selected at random from stock at the plant of the applicant. Specimens of 2, 2½ and 3 inch thickness were selected.

The samples were subject to load tests which were conducted in accordance with the requirements of C-26-626.0 Administrative Building Code. The tests were conducted at Manhattan College in the presence of Asst. Engr. G. F.

MINUTES

Sklenarik Committee on Test and Harold Perrine and E. J. Jatzak representing the applicant.

Results were:
2" thick slab—29" wide by 36" long (center to center with 1" bearing on each side).
Area = 7.25 sq. ft.—Load 1300 lbs.
Load in lbs./sq. ft. = $1300 \div 7.25 = 179$.
Safe carrying capacity in accordance with C-26.626.0 = $179 \div 4 = 45$ lbs.
2½" thick slab—29" wide by 42" long (center to center with 1" bearing on each side).
Area = 8.45 sq. ft.—Load = 1660 lbs.
Load in lbs./sq. ft. $1660 \div 8.45 = 196$ lbs.
Safe carrying capacity in accordance with C-26.626.0 = $196 \div 4 = 49$ lbs.
3" thick slab—29" wide by 48" long (center to center with 1" bearing on each side).
Area = 9.67 sq. ft.—Load 1783 lbs.
Load in lbs./sq. ft. = $1783 \div 9.67 = 183$ lbs.
Safe carrying capacity in accordance with C-26-626.0 = $183 \div 4 = 46$ lbs.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of Tectum Roof Plank and Tile models P-200, P250, P300, T-200-24, T-200-32, T-250-32, T-300-32 and T-300-48 for use as simple spans under C26-191-0 for use as an incombustible material which, however, shall not include the use of this material as a wall, floor or roof system, where a fire resistive rating is required. Approval is also recommended for use of this material in Class I and Class II construction under C-26-619.0 where protective covering is proposed to be omitted from trusses, beams and sub-purlins where a clear height of, at least 20 ft. exists below the lower chord of the trusses for roof loads of 40 lbs/sq. ft as provided in C-26-348.0 provided no fire resistive rating is required of such roofs.

The Committee recommends the following loads for the following thicknesses and spans. Spans measured center to center.

Thickness	Load (including wts of slab)	Span
2 "	45 lbs	36"
2½"	49 lbs	42"
3 "	46 lbs	48"

and provided further that all erection work shall be under the supervision of the applicant and each bill of lading pertaining to this roof plank and tile shall carry a stamp reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 389-52 SM Vol. II."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 21, 1952 in accordance with the above report.

57-54-SA

APPLICANT—Calray Distributors Inc., Agent for Hastings Air Conditioning Co., Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heatwell Round Head Conversion Burner, Models MXO-10 and MXO-13 (gas-fired), approval of.

APPEARANCES—

For Applicant: Felix M. Roth.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 57-54-SA

Subject: Hastings Heatwell Round Head Conversion Burner, Models MXO-10 and MXO-13, (gas fired).

Calray Distributors Inc., New York, agent for Hastings Air Conditioning Co., Hastings, Nebraska, owner-manufacturer, filed January 25, 1954 an application with the Board of Standards and Appeals for approval of the Hastings Heatwell Round Head Conversion Burner, Models MXO-10 and MXO-13 under the provisions of Article 12 Administrative Building Code.

Purpose

Gas burners designed for installation in existing heating systems.

Description

The Hastings Heatwell Round Head Conversion Burners are produced in two sizes designated as models MXO-10 and MXO-13. The former has a minimum input rating of 60,000 Btu with natural gas and the latter 90,000 Btu with the same fuel.

The burners consist of a round cast iron burner head which is adjustable by means of a telescoping burner tube so that it may be centered in the firebox. Burner ports are a series of slots formed in the cast iron ring of the head which provide an essentially horizontal flame distributed around the combustion chamber.

A squirrel cage blower supplies air for combustion. A damper provides for adjustment of air volume. A delayed action pressure switch will delay the start of the blower until the burner has been lighted. Ignition is by pilot light.

If the pilot light should become extinguished or if the blower fan should fail, the gas supply will automatically be cut off.

Inspection and Test

All data submitted by the applicant were examined at the offices of this Board by Ass't Engr. G. F. Sklenarik, Committee on Test. The models MXO-10 and MXO-13 are approved by the American Gas Association under certificates 20-213.101-1 and 20-213-1.101-1.

Recommendation

On the basis of the data submitted, the Committee on Test recommends the approval of the Hastings Heatwell Round Head Conversion Burners models MXO-10 and MXO-13 for use in New York City when installed in accordance with this report and the provisions of Article 12 Administrative Building Code and provided that each appliance will bear a label, permanently affixed, reading as follows "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 57-54-SA."

All ports and orifices to be maintained for the type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

862-54-SA

APPLICANT—John Wood Co., Bennett Pump Division, owner.

MINUTES

SUBJECT—Application November 8, 1954—Bennett Pumping Unit, Model 70 and Bennett Island Dispensers, Models 952, 953, 962, 963, 972, 973, 982, 983, 748RC and 749RC, approval of.

APPEARANCES—

For Applicant: John Medel.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 862-54-SA

Subject: Bennett Pumping Unit, Model 70 and Bennett Island Dispensers, Models 952, 953, 962, 963, 972, 973, 982, 983 and 748RC and 749 RC.

John Wood Company, Bennett Pump Division, Muskegon, Mich., owner-manufacturer, filed November 8, 1954 an application with the Board of Standards and Appeals for approval of the Bennett Pumping Unit, Model 70 and Bennett Island Dispensers Models 952, 953, 962, 963, 972, 973, 982, 983, 748RC and 749RC, under the provisions of C-19-69.c Administrative Code.

Purpose

Appliances for pumping and dispensing motor fuel.

Description

The Bennett Pumping Unit, Model 70, is a submerged type centrifugal pump to be installed in underground storage tanks and for use with remote dispensing units. The pump is assembled with an explosion proof $\frac{3}{4}$ h.p. motor, sealed in oil, and a three stage centrifugal pump. Pump and motor are combined in a single unit which is submerged in the storage tank through a suitable threaded opening.

An explosion proof electrical junction box is located above the discharge head on top of the pump. It is secured to a seamless metal conduit which serves to carry the wires to the pump motor. The junction box and discharge head are kept accessible by constructing a reinforced concrete manhole, extending from storage tank level to ground level, around each model 70 pump installed. The space below the junction box is then filled with clean sand.

The discharge head contains a line check valve with a built in relief valve to protect the dispensers, discharge lines and discharge head from abnormal pressures due to temperature rise of liquid content.

Air and vapor separation is provided for through a nipple connecting discharge head to storage tank.

A control box of heavy gage steel containing the starter with over load protection and cut out relay is provided for each installation. Such control box is installed in the service station building.

The model 70 pump is approved by the Underwriters' Laboratories under file MH 6022.

The Bennett Island Dispensers are intended for use with the model 70 pump or other approved remotely installed pumps. They are made of pressed steel with bonderized surfaces and finished in a high-bake, glossy enamel. A four cylinder displacement type meter is used in all models. All models have hoses 12 feet 6 inches in length, $\frac{3}{4}$ inch diameter, equipped with standard nozzles that cannot be locked in the open position. All dispensers are equipped with an Underwriters' approved safety valve which prevents creating pressure in those dispensers not in use when the pumping system is in operation.

The model 952 dispenser computes both gallons delivered and the amount of the sale.

The model 953 dispenser computes only gallons delivered.

The hose on these two models is controlled by a weighted pulley.

The models 962 and 963 are similar to the 952 and 953 respectively except that the hoses are controlled by means of a cable and weight.

The models 972, 973, 982 and 983 are similar to the above series except that they are twin units. The 972 is a twin computer type for single product delivery, the 973 is a twin non-computer type for single product delivery. The 982 is a twin-computer type for two product delivery. The 983 is a twin non-computer type for two product delivery.

The 748RC and 749RC are of the same basic design but have housings especially made for the Gulf Oil Co.

Inspection and Test

All data submitted by the applicant were examined at the offices of the Board by Ass't Engr. G. F. Sklenarik, Committee on Test.

Recommendations

On the basis of the data submitted by the applicant the Committee on Test recommends the approval of the Bennett Model 70 Pump for service station use only and the Bennett Island Dispensers Models 952, 953, 962, 963, 972, 973, 982, 983, 748RC and 749RC, when installed in accordance with this report and under the provisions of section C-19-69.C Administrative Code and provided that all electrical work will be in accordance with the Electrical Code of the City of New York and that each appliance will bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 862-54 SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

317-55-SA

APPLICANT—Almo Laboratories Co., Inc., owner.

SUBJECT—Application April 14, 1955—Rinsrator, Model R-3 (for injecting wetting agent into final 130° sterilizing rinse water in dishwashers), approval of.

APPEARANCES—

For Applicant: Otto W. Jaeger, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 317-55-SA

Subject: Rinsrator, Model R-3 (for injecting wetting agent into final sterilizing rinse water).

Almo Laboratories Co. Inc. New York filed April 14, 1955, an application with the Board of Standards and Appeals for approval of the appliance known as Rinsrator (Model R-3 Injector Unit) under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The purpose of the appliance is to inject a wetting agent into the final rinse water of a dishwashing machine to aid in the air drying of the dishes.

MINUTES

Description

The appliance consists of an ejector, needle valve, ball cock and Flowrator meter, all mounted in an aluminum block. The main stream is connected to the injector at the top of the block and as flow takes place a partial vacuum is produced at the nozzle and throat of the injector. This partial vacuum causes the reagent to flow up through the Flowrator meter, past the ball check valve and needle valve, through the horizontal passage in the block and into the ejector. Mixing of the reagent and the main stream takes place in the lower half or mixing chamber of the ejector. The needle valve permits manual adjustment of the reagent flow rate, the ball check valve prevents back flow of main stream into the reagent line during shut-down and the flowrator meter gives a continuous indication of reagent flow rate.

The appliance is installed on a dishwashing machine by taking part of the stream of water by means of a Mono-flow T to the top of the ejector connection and connecting the bottom of the ejector to another Mono-flow T at which point the flow with the reagent in it mixes with the main stream and from thence on into the final rinse spray nozzle of the machine.

In between the two Mono-flow T's is installed a pressure reducing valve to adjust the pressure coming out of the ejector to be greater than the pressure in the main stream flowing through the pressure reducing valve.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts Committee on Test and was found to operate as designed.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as Rinsrator, Model R-3 Injector Unit for voluntary use in New York City when constructed as herein described and when installed with an approved vacuum breaker and check valve as required under the Submerged Inlet Rules of the Board on condition that each appliance bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 317-55-SA."

The Committee further recommends that the chemical used in the injector shall be a chemical approved by the Department of Health for the service intended.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

730-55-SA

APPLICANT—Synchronous Flame, Inc., owner.

SUBJECT—Application September 2, 1955—Syncro-Flame Combination Gas-Oil Burner, Models SF-10E, SF20E, SF30E, SF40E, SF60E, SF80E, SF100E and Models SF150, 300 and 400 for gas only, SF10EG, SF20EG, SF30EG, SF40EG, SF60EG, SF80EG, SF100EG, SF10EO, SF20EO, SF30EO, SF40EO, SF60EO, SF80EO, SF100EO, approval of.

APPEARANCES—

For Applicant: Charles E. Stevens.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal 730-55 SA

Subject: Syncro-Flame Combination Gas Oil Burner, Models SF 10E, 20E, 30E, 40E, 60E, 80E, 100E; Gas Burner Models SF 10EG, 20EG, 30EG, 40EG, 60EG, 80EG, 100EG, SF150, 300, 400 and Oil Burner Models SF10EO, 20EO, 30EO, 40EO, 60EO, 80EO, 100EO.

Synchronous Flame Inc., of Walworth, Wisconsin, owner-manufacturer, filed September 2, 1955 an application with the Board of Standards and Appeals for approval of the Syncro-Flame combination gas-oil burners models SF 10E, 20E, 30E, 40E, 60E, 80E, 100E; gas burner models SF 10EG, 20EG, 30EG, 40EG, 60EG, 80EG, 100EG, SF150, 300, 400, oil burner models SF10EO, 20EO, 30EO, 40EO, 60EO, 80EO, 100EO, under the provisions of Article 12, Administrative Building Code; section C-19-57.0 Administrative Code and the Oil Burner Rules of the Board.

Purpose

Gas, oil and combination gas-oil burners for residential, commercial and industrial heating installations.

Description

The SF-E models are a series of gun type burners designed for burning either gas or fuel oil. Their capacities vary from a minimum of .075 gallon of oil per hour and 100,000 Btu per hour on gas fuel for the SF10E to a maximum of 33 gallons of oil per hour and 4,600,000 Btu per hour on gas fuel for the SF 100E. They are so designed that only one fuel can be burned at a time.

Oil is burned through a pressure atomizing nozzle which is concentrically installed in the shell head of the unit. Gas is burned through a jet type burner placed above the oil burner nozzle. In each case fan air is provided for combustion and primary and secondary air are adjustable to the fuel being burned.

When firing on gas, ignition is provided by a pilot gas flame. The pilot gas is ignited by two electrodes across which a strong spark of electricity plays continuously during operation. When the pilot flame is ignited it contacts a flame rod which is installed as a safety control. This permits a current to flow that actuates a relay and causes the main gas valve to open and the fuel to burn. If the pilot gas should fail to ignite or should burn with a very short flame that would not contact the flame rod, the main fuel valve will not open and in that case the burner fan will continue to operate for 45 seconds and then shut down. To restart the burner after such a shut down it is then necessary to trip the reset lever on the relay, a Minneapolis-Honeywell RA 89OB, allowing about one minute from the time the motor stopped.

Gas is supplied to the burners at pressures of 2½ to 4 inches water column.

When oil is burned, ignition is provided by two electrodes producing an arc in the path of the main oil spray. A photo electric cell, installed as a safety control for oil burning, is located where it can scan the oil flame, and it performs the same function on oil operation that the flame rod does on gas operation. If the oil spray does not ignite, the RA 89OB relay will shut off the fan and oil pump. Again the burner may be restarted after one minute by tripping the reset lever on the relay.

The burners are designed for #2 fuel oil.

Flame failure on either fuel will cause automatic shut down of fuel supply.

Change over from one fuel to the other will be by manual control.

The SF 10 EG through SF 100 EG are gas burners only and are similar in design and operation to the gas burners installed in the SF-E combination series. The SF 150, 300,

MINUTES

and 400 series are conversion gas burners with a range of from 75,000 to 400,000 Btu input.

The SF10EO through SF100EO models are oil burners only and are similar in design and operation to the oil burners installed in the SF-E combination series.

An automatic 20 second prepurge operation is provided on the SF10E through SF40E combination burners when on oil fire, whereby the blower fan starts and operates for 20 seconds prior to ignition of the fuel oil. Prepurge and post purge operation of 20 seconds duration is provided on the SF60E through SF100E combination burners for both fuels and on the SF60EG through SF100EG gas burners.

The SF 60E through SF 100E and the SF40EO through SF 100EO are designed for two stage oil burning operation. This provides for a low fire start establishing combustion and draft at a level well under the capacity of the furnace or boiler and then introducing the full capacity into a hot combustion chamber with established draft.

Two stage gas firing is standard on the SF 100E combination burner and in the SF100EG gas burner.

Inspection and Test

A combination burner, SF60E, was inspected at 62 Hope Street, Brooklyn. Present were Ass't Engr. G. F. Sklenarik of the Committee on Test and Mr. Wierum of the Brooklyn Union Gas Company. The burner was constructed and equipped as described in this report. It was installed with limit controls, a pressurestat and aquastat, actuated by a hot water boiler. The burner functioned as designed.

The SF 150 gas series are AGA approved, all other series have been approved by the Underwriters' Laboratories.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of Syncro-Flame Combination Gas-Oil Burners models SF10E, SF20E, SF30E, SF40E, SF60E, SF80E, SF100E, Gas Burners models SF10EG, SF20EG, SF30EG, SF40EG, SF60EG, SF80EG, SF100EG and SF150, SF300, SF400, Oil Burners, Models SF10EO, SF20EO, SF30EO, SF40EO, SF60EO, SF80EO, SF100EO, for use in New York City in residential commercial or industrial installations when installed in accordance with this report and in accordance with the provisions of Article 12 Administrative Building Code and the Oil Burner Rules of the Board; and provided that all electrical work will be in accordance with the Electrical Code of the City of New York and further provided that each burner will bear a label, permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 730-55 SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

740-55-SA

APPLICANT—George W. Kamin, for Cribben and Sexton Co., owner (I. Neil Thompson, Agent).

SUBJECT—Application August 1, 1955—Universal Insulated Console Type Domestic Gas Ranges, Models 7905, 7906, 8018, 8019, 8020, 8022, 8023, 8204, 8205, 8304, 9116, 9117, 9118, 9123, 9124, 9304, 9305, 7909, 8029, 8030, 8035, 8206, 8307, 9127, 9130, 9131, 9132 and 9309, approval of.

APPEARANCES—

For Applicant: Ian Neil Thompson.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 740-55-SA

Subject: Universal Insulated Console Type Domestic Gas Ranges, Various Models.

G. W. Kamin for Cribbin and Sexton Co., filed August 1, 1955 an application with the Board of Standards and Appeals for approval of the Universal Insulated Console Type Domestic Gas Ranges, various models, under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are gas fired ovens used for cooking purposes.

Description

The ranges are designed for domestic use and the model designation refers primarily to styling, location of burners, size of range and the insertion, if any, of automatic timers.

Inspection and Test

The appliances have been approved by the American Gas Association under Cert 1-(1032.0, — 1.0, — 6.0-9.0)001, 1-(01032 — 2.0, — 1.0 — 6.0 — 9.0)001, 1-(1032.1, — 1.1) .001. The details of construction were examined by Asst. Engr. J. A. Darts Committee on Test.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic devices actuated by temperature changes; designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows: The models 7905, 7906, 8018, 8019, 8020, 8022, 8023, 8204, 8205, 8304, 9116, 9117, 9118, 9123, 9124, 9304, 9305, 7909, 8029, 8030, 8035, 8206, 8307, 9127, 9130, 9131, 9132 and 9309 shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 Multiple Dwelling Law, all installations shall be in accordance with the requirements of C26-695.0.2a Administrative Building Code as the above models have been approved by a recognized testing laboratory and all installations shall comply with Section 64 of the Multiple Dwelling Law.

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The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 740-55-SA" and in addition thereto shall also indicate the model designation and the additional wording "Equipped with Approved automatic shut-off."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

32-56-SM

APPLICANT—Philan, Inc., for Columbus Coated Fabrics Corp., owner.

SUBJECT—Application January 3, 1956—Guard Vinyl Wall Covering, approval of.

APPEARANCES—

For Applicant: A. Albert Cooper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 32-56-SM

Subject: Guard Vinyl Wall Covering.

Philan Inc. for Columbus Coated Fabrics Corp. Columbus Ohio, filed January 3, 1956 an application with the Board of Standards and Appeals for approval of the material known as Guard Vinyl Wall Covering under the provisions of C26-667.0.7.b Administrative Building Code.

Purpose

The material is to be used as a veneering material when placed upon an incombustible backing.

Description

The material is basically a woven cotton fabric and having a vinyl film bonded to one face of the fabric. The gauge of the material is 14.5 gauge.

Inspection and Test

The material was tested at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and was found to comply as to thickness. The material will burn, in itself, when not applied to an incombustible backing.

Recommendation

On the basis of the inspection of test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Guard Vinyl Wall Covering 14.5 gauge for use as a veneering material under the provisions of C26-667.0.7.b Administrative Building Code on condition that each container or wrapper in which this material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 32-56-SM."

The Committee further recommends that this material shall not be used in public halls of multiple dwellings as

prohibited under Sections 101, 142, 146, 148 and 149 of the Multiple Dwelling Law.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

52-56-SA

APPLICANT—Acme National Sales Company, Inc., owner.
SUBJECT—Application for consideration—reopened July 17, 1956 for amendment to resolution as to additional gas range Model RO-5G—re Acme Refrigerator-Range (gas fired), Model RG5F; previously approved.

APPEARANCES—

For Applicant: Irving Horowitz.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 52-56-SA

Subject: Amendment to resolution as to additional gas range model RO5G.

Acme-National Sales Company, Inc., New York requested that the resolution adopted June 19, 1956 be amended to include the additional Model RO5G Refrigerator-Range. The application was reopened by a vote of the Board July 17, 1956.

Description

The Model RO5G is a combination sink, four burner range, oven-broiler and small refrigerator. It differs from the Models RG5F and RGS4AF previously approved by the Board in that an oven-broiler section has been added.

The Model RO5G, equipped with a top pilot light has been approved by the American Gas Association under Certificates 1-(976.1 and .11) .001 and (976.01 and -1.11) .001.

Recommendation

The Committee on Test recommends that the resolution adopted June 19, 1956 be amended to include the Model RO5G Refrigerator-Range on condition that the requirements of the resolution adopted June 19, 1956 under Cal. No. 52-56-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 19, 1956 in accordance with the above report.

203-56-SM

APPLICANT—Coralux Corporation of New Jersey, owner.

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SUBJECT—Application February 20, 1956—Coralux Acoustical Plaster, approval of.

APPEARANCES—

For Applicant: William A. Burr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 208-56-SM

Subject: Coralux Acoustical Plaster.

Wm. A. Burr for Coralux Corp. of New Jersey, filed February 20, 1956, an application with the Board of Standards and Appeals for approval of the material known as Coralux Acoustical Plaster under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

Purpose

The material is to be used as an acoustical plaster for noise reduction.

Description

The material is made of clay binder, asbestos fibers and expanded coralux Perlite Aggregate (Approved by the Board under Cal. 17-51-SM).

In application, the acoustical plaster is applied in two coats, each $\frac{1}{4}$ of an inch in thickness, over a scratch and brown coat of either portland cement or gypsum base plaster.

Inspection and Test

The manufacture of the material was inspected by Asst. Engr. J. A. Darts Committee on Test at the plant of the applicant located in Metuchen, New Jersey. Tests were conducted on samples of the material and it was found to comply with the requirements of C26-88.0 Administrative Building Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Tests recommends the approval of the material known as Coralux Acoustical Plaster for voluntary use in New York City as an incombustible acoustical plaster as having met the requirements of C26-88.0 Administrative Building Code on condition that each bag in which the material is to be marketed shall be marked or labeled "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 208-56-SM."

The Committee further recommends that this material shall not be used in lieu of the required plaster.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

56-36-SA

APPLICANT—York-Shipley, Inc., owner.

SUBJECT—Application for consideration—reopening for report as to additional models and sizes—re York Horizontal Rotary Oil Burner; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional models and sizes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

333-39-SM—Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.

SUBJECT—Application for consideration—reopening for test and report as to additional blocks widths—re Double V. Cinder Block (cinder concrete construction) Sizes various: 4 x 8 x 18, 8 x 8 x 18, 12 x 8 x 16, 6 x 8 x 10, 10 x 8 x 16, 12 x 8 x 18; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional block units.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

397-48-SM

APPLICANT—Capitol Fireproof Door Corp., owner.

SUBJECT—Application for consideration—reopening for report, change of construction—re Capitol One and One-half Hour Test Door; previously approved.

APPEARANCES—

For Applicant: Michael Kaye.

ACTION OF BOARD—Application reopened for test and report to consider change in construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

206-50-SM—Vol. II

APPLICANT—G. C. Kellogg, for Plasteel Products Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report as to metal siding—re Plasteel (siding); previously dismissed.

APPEARANCES—

For Applicant: G. C. Kellogg.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to metal siding.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

818-54-SA—Vol. II

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report to consider additional models—re Humphrey Radiantfire Circulators (gas fired) Models HV20, HV40 and HV60; previously approved.

APPEARANCES—

For Applicant: Julius A. Meier.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional models.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

896-55-SM

APPLICANT—Beaver-Advance Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional height of scaffold—re Advance Tubular Steel Scaffolding; previously approved.

APPEARANCES—

For Applicant: Frank J. Marshall.

ACTION OF BOARD—Application reopened for report as to amendment.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

984-54-SM

APPLICANT—Inland Steel Products Company, owner.

SUBJECT—Application for consideration—reopened March 13, 1956 for amendment to resolution as to additional sections of Celluflor and the use of this material as a component part of a three hour floor construction—re Celluflor (cellular steel floor panels); previously approved.

APPEARANCES—

For Applicant: M. G. Robertson.

ACTION OF BOARD—Taken off calendar for further consideration; new date to be set.

383-56-SM

APPLICANT—Greenline Metal Products, Inc., owner.

SUBJECT—Application May 10, 1956—Greenline Emergency Release (lock release) Model F-2, approval of.

APPEARANCES—

For Applicant: R. L. Herschell, Jr.

ACTION OF BOARD—Taken off calendar for further consideration; new date to be set.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application for consideration—reopening for extension of time—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 24, 1956, only

as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required and a new certificate of occupancy shall be obtained and all work completed within two months from the date of this amended resolution." (Alt. App. 1000/53)

965-54-A

APPLICANT—William J. Griffin and John J. Carroll, for Vito Cosentino, owner.

SUBJECT—Application December 21, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4609 8th avenue, east side, 60 ft. 2 in. south of 46th street, Block 760, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: William J. Griffin and John J. Carroll.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated November 22, 1954, on Alt. App. 5130/53, reads:

"1. Provide at least two exits from the cellar enclosed in fireproof partitions and leading to the street as required by the Labor Law, Sect. 270."

and

WHEREAS, the applicant states the building is one story, 15 ft. in height, 40 ft. front by 90 ft. in depth, of class 3 construction, erected 1927, located on a lot 40 ft. front by 100 ft. in depth, in a business use, D area, Class 1 height district, and used and occupied since April, 1954; cellar—boiler room, no persons; 1st floor—spraying and finishing of novelty jewelry, 30 persons; and

WHEREAS, Certificate of Occupancy #1127949 was issued July 2, 1945, against N. B. App. 14060/26 permitting the following use and occupancy: cellar—boiler room, number of persons not stated; 1st floor—manufacturing infants wear, 22 persons; and

WHEREAS, the applicant states the building was erected under N. B. App. 14060/26, one story in height, 40 ft. by 90 ft. in area, with a cellar 37 ft. by 38 ft. in area, and used as a general market under Certificate of Occupancy #43611, that subsequently Certificate of Occupancy #112749 was issued in 1945 upon special report permitting the cellar to be used as a boiler room and the first floor for manufacturing infants wear; that the building was purchased by the present owner in March, 1954, and one month later transferred his business of spraying and finishing of novelty jewelry to these premises; that Alt. App. 5130/53 was filed to legalize the existing occupancy; and

WHEREAS, the applicant states that the existing exit from the cellar is to the sidewalk; and

WHEREAS, the applicant contends that the cellar will not be used for human occupancy or for any manufacturing and will be used only as a boiler room and for housing of machinery in operating the equipment on the first floor; that it is proposed to provide an additional means of egress from the cellar to the street by means of a fireproof stairway enclosure and stairs.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 5130/53, Objection No. 1, and that the appeal be and it hereby is granted, on condition that the two means of exit from the cellar shall be maintained, as indicated on plans filed with this appeal marked "Received December 21, 1954" (3 sheets); and that the cellar shall

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have no human occupancy and be used only for mechanical equipment used in the operation of the building; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

132-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Polish Falcons Nest 265, Inc., new owner (Becker and Assael Sportswear, Inc., lessee of 2nd and 3rd floors).

SUBJECT—Application reopened October 23, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—change of occupancy of 1st floor to restaurant, bar, cabaret, dance and loading platforms.

PREMISES AFFECTED—2236-2244 Pitkin avenue, south side, 25 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated August 29, 1956, on Alt. App. 110/54, reads:

"1. Occupancy of 1st floor as a restaurant, Bar, Cabaret, Dance and loading platform, does not agree with factory use as appd. by the B.S.&A., see Cal. #132-55-A."

and

WHEREAS, the applicant states the building is three stories 35 ft. in height, 25 ft. by 100 ft., irregular in area at first floor, 25 ft. by 90 ft. in area, at typical floor, of class 3 construction, erected 1922, located on a lot 75 ft. front by 100 ft., irregular, in area, in a business use, C area, class 1 height district, and used and occupied since 1924 as follows: cellar—storage, no persons; 1st floor—meeting room, now vacant, 175 persons; 2nd floor—manufacturing textile fabrics, 20 persons; 3rd floor—manufacturing textile fabrics, 25 persons; and now proposed to be used and occupied as follows: cellar—no change; 1st floor—catering, cabaret and meeting room, 175 persons; 2nd floor—manufacturing textile fabrics, 20 persons; 3rd floor—manufacturing textile fabrics, 25 persons. The building is provided with one interior 4 ft. wide stairs, one hour enclosed, equipped with fireproof self-closing doors and leading direct to street and provided with a ladder and scuttle to roof, and one fire escape on the rear extending to roof by ladder and to yard by stairs with access to street through front yard, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, on June 5, 1956, under Cal. 132-55-A, Vol. I, the Board granted a variation of the requirements of the Labor Law as cited in Objection 1 issued by the borough superintendent February 14, 1955, on Alt. App. 110-54 to permit the continuance of the existing means of egress for the use of the entire building by one tenant for the manufacture of textile fabrics with a maximum occupancy of 25 persons on the third floor and 20 persons on each of the first and second floors, with the cellar used only for storage; and

WHEREAS, the applicant now states that the new owners, Polish Falcons Nest 265, Inc., is a fraternal organization and proposes to occupy the first floor of the building as indicated on revised plans marked "Received September 5, 1956", one sheet; that the new use will not be factory use and will not be in conjunction with any of the upper floors and the appeal does not affect the first floor in practical consideration; and

WHEREAS, the applicant states that it is proposed to comply in all respects with the resolution adopted by the Board June 5, 1956; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 5, 1956, by adding thereto:

"that in the event the new owner, Polish Falcons Nest 265, Inc., desires to change the occupancy of the first floor to restaurant, bar, cabaret, dancing, and loading platform, as acted on by the borough superintendent on August 29, 1956, under Alt. App. 110/54, such use may be permitted on the first floor, on condition that in all other respects the resolution above cited shall be complied with."

510-56-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.

SUBJECT—Application July 3, 1956—Appeal from a decision of the borough superintendent, re siamese connection-sprinkler system.

PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lot 336, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: L. Davidson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated June 7, 1956 on Misc. App. 143/56, reads:

"1. Proposition shall be referred to the Board of Standards and Appeals for further consideration. Action on the existing sprinkler system heretofore permitted under Cal. 1221-38-A was based on conditions as then represented.

"In addition, the proposed sprinkler system shall be cross-connected by an 8 inch main to a suitable point on the existing 6 inch sprinkler feed main located at the rear section of structure in order to correct the following defects:

a—The existing 6 inch feed main at rear of structure is overloaded. C26-1355.O Adm. Code.

b—Each siamese connection shall service the entire sprinkler system within a single structure. C26-1350.O Adm. Code."

and

WHEREAS, the applicant states the building is two stories, cellar and penthouse, 35 ft. in height, 220 ft. by 560 and 570 ft. in depth, at street level, 220 by 560 ft. in depth at typical floor level, of fireproof construction, erected 1924, 1937 and 1948, located on a lot 288 ft. by 615 ft. in area, in an unrestricted use district, and used and occupied since 1925, 1938 and 1948 as follows; cellar—boiler room; 1st floor—garage for four trucks, one person; warehouse, 40 persons; 2nd floor—factory, 180 persons; and proposed to be used and occupied as follows: cellar boiler room, 3 persons; 1st floor—garage for four trucks, one person, warehouse, 7 persons, factory, 110 persons; 2nd floor—factory, 180 persons. The building is equipped with an approved standpipe system and approved fire alarm system and regular monthly fire drills are maintained; there are four interior 3 ft. 8 in. wide steel stairs with cement treads enclosed in 6 inch terra cotta blocks and in brick, equipped with fireproof self-closing doors; three stairs lead to roof bulkhead; stairs lead direct to street; and

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WHEREAS, Certificate of Occupancy #Q30482 was issued by the borough superintendent February 17, 1944 against Alt. App. 1546/43, describing the building as of fireproof construction, commercial classification and permitting the following use and occupancy: cellar—boiler room, one person; 1st floor—storage of fibreboard in rolls and storage garage for four trucks, 30 persons; 2nd floor—manufacturing, 25 persons in accordance with variance granted by the Board under Cal. No. 831-42-A; and

WHEREAS, the applicant states that the warehouse being constructed under Alt. App. 2363/54 is completed except for the sprinkler installation which is now under way; that this warehouse will be used for the storage of kraft paper in rolls; that the sprinkler contractor filed plans for the sprinkler installation under Misc. App. 143/56 and the borough superintendent requires the new 8 inch water main for the new portion of the sprinkler system to be cross connected to the existing sprinkler line inside the existing building, and this appeal is made for waiving of the requirements of the borough superintendent; and

WHEREAS, the applicant contends that the existing sprinkler system has been installed and approved and is in continuous use; that the warehouse and a shipping building are being erected connected to the existing structure and according to the Code requirements a six inch supply main is all that is legally required to supply the new sprinkler heads; that the applicant, however, is voluntarily installing an 8 inch supply line from the City main and a fire hydrant in the yard for emergency use, in addition, a deluge system is being installed on the exterior walls to protect the plant against external hazards; that the requirement for a cross connection in the sprinkler system is a hardship in that the actual installation would interfere with working conditions in the plant in addition to the high cost of making such a connection; that the plant is inspected monthly by the Factory Insurance Association; that the insurer can see no advantage to be gained by cross connecting the new City water connection and the old City water connection at this plant; that except for a relatively small portion of the old plant at the rear of the first floor, the entire plant is of class one construction; that in the non-fireproof portion of the first floor there are a total of 323 heads on a six inch line feeding from the old 8 inch main; that the 44 heads on a 3½ inch line feed from the new 8 inch main and are located in a fully fireproofed area; that the existing sprinkler system was previously improved and the new system is to be installed according to the Code requirements; that the borough superintendent will approve the extension to the sprinkler system if the cross connection is installed; that this requirement is arbitrary and relief is requested so that the applicant can proceed to complete the sprinkler system without this cross-connection; and

WHEREAS, the applicant contends as to Objection #1A, that the existing six inch line is overloaded; that Section C26-1355.0 of the Administrative Code permits 275 heads, with 10% excess or 303 heads on this line; that there are 303 heads on the 1st floor and 323 on the second floor; that under Cal. No. 1221-38-A the Board approved this line for 326 heads; that in view of the practical difficulty, the interference with business and the high cost of the cross connection, and as such a connection would not be of any practical benefit, and as it is not a Code requirement, it is requested that the cross connection be waived; and

WHEREAS, the applicant contends as to Objection 1B, that the new buildings are separated from the old by firewalls equipped with self-closing fire doors; that there are two separate siamese connections; that the first eight inch main was installed in 1925, and the second eight inch main connection in 1956; that the 1956 8 inch main connection serves the new additions and no change has been made to the old sprinkler system; that the sprinkler heads comply with the Code requirements in the new buildings; and

WHEREAS, the applicant states that in computing the occupancy capacity of the second floor no allowance was made for the sprinkler installation; that the stairways have a capacity of 249 persons without any allowance for the

sprinkler system and the actual occupancy will be 180 persons on the second floor; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on Misc. App. 143/56, Objection No. 1, (a) & (b), be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the number of heads in each fire area shall be approximately as proposed and shown on plans filed with this appeal marked "Received October 25, 1956", (3 sheets); that the resolution adopted by the Board January 10, 1939, under Cal. #1221-38-A as amended by resolution adopted May 31, 1939, shall be complied with; that the sprinkler siamese of each sprinkler system shall be provided with a metal sign satisfactory to the Fire Commissioner, with letters not less than 2" in height, stating the section of the building served by such siamese; that the siamese serving the outside deluge system shall be similarly labeled to the satisfaction of the Fire Commissioner; that all siameses shall be painted or repainted green to the satisfaction of the Fire Commissioner; that the building shall not be further increased in height or area; that the protection of fire wall openings shall be as proposed and shown on such plans; that the existing fire alarm system and fire drills shall be maintained; that the resolutions adopted by the Board under Cal. Nos. 831-42-A, 1221-38-A, 523-49-A and 54-53-A shall be complied with and the building and occupancy shall comply with all laws, rules and regulations applicable thereto and a new certificate of occupancy shall be obtained.

604-55-A

APPLICANT—Max Horn, for George E. Cooke, owner (Arthur W. Maling, lessee).

SUBJECT—Application July 19, 1955—Appeal from a decision of the borough superintendent—re occupancy of one trailer for temporary residence of owner of lot—construction, height of floor—sanitary, etc.

PREMISES AFFECTED—134-26 157th street, west side, 230 ft. south of 134th avenue, Block 12295, Lot 19, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, George E. Cooke and Arthur Maling.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956 at 2 P. M. for further consideration by the Board; hearing closed.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent, re exits, etc.

PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 2 P. M. for the applicant to correct his appeal as to street numbers; hearing previously closed.

987-55-A

APPLICANT—Dorothy Clover, neighboring property owner.

OWNER OF PREMISES—Hanco Realty and Finance Corp. (Taft Cleaners and Dyers, Inc., lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent, re revocation of Certificate of Occupancy, No. 12430-55.

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PREMISES AFFECTED—461 Forest avenue, northwest corner of Hoyt avenue, Block 136, Lot 49, Randall Manor, Borough of Richmond.

APPEARANCES—

For Applicant: Thomas R. Sullivan.

For Owner: Daniel Cohen, Albert Melniker, Sidney Jacobi and David Sive.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be set for consideration by Board; hearing closed.

503-56-A

APPLICANT—Burke, Green and Groh, for Nonajan Holding Corp., owner.

SUBJECT—Application June 29, 1956—Appeal from a decision of the borough superintendent, review of decision on zoning matter.

PREMISES AFFECTED—26-03, 26-11 and 26-17 Bell boulevard, northeast corner of 27th avenue and southeast corner of 26th avenue and 214-211 27th avenue, north side, 92.99 ft. east of Bell boulevard, Block 6002, Lots 1, 7, 59 and 62, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: John T. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 2 P.M., for inspection and decision; hearing closed.

THE VOTE TO DISMISS WITHOUT PREJUDICE—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock and Commissioner Kleintert 2

Not Voting: Deputy Chief Connolly 1

620-56-A

APPLICANT—Joseph E. Herman, Borough Superintendent.

OWNER OF PREMISES—Cinetech Co., Inc.

SUBJECT—Application September 18, 1956—Revocation of Certificate of Occupancy 46038 issued re Alt. 1560-51.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. 2½ in. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Owner: Joseph Seiden.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over; date of hearing to be set after owner of premises has filed an administrative appeal as to exits.

434-16-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 6, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business and unrestricted use district, the proposed addition of garage for more than five motor vehicles to proposed occupancy granted by the Board. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on March 6, 1956, on certain conditions; and WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 16, 1917, as thereafter amended by resolutions adopted through March 6, 1956 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all of the work has been done, that all permits required shall be obtained within six months from the date of this amended resolution." (Alt. App. 1927/47.)

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 1, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i and 19A of the zoning resolution, permitting in a residence and business use district, the maintenance of a legal use of public garage, store and one family dwelling and permitting the continuance of present use of motor vehicles repairing and permitting the proposed opening in rear wall between buildings and permitting the loading and unloading space without the required height and width of door openings.

PREMISES AFFECTED—8222-8226 18th Avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 19, 1954, on certain conditions; and

WHEREAS, the resolution was amended on January 4, 1955 and November 9, 1955; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 1, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 19, 1954 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been entirely completed and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 3668/53.)

MINUTES

594-29-BZ—Vol. V

APPLICANT—Sidney H. Kitzler, for Jean Frischling, owner (Morey Motors, lessee).

SUBJECT—Application for consideration—reopening as Vol. V to consider extension of area and changes, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7e of the zoning resolution, permitting in a business and residence use district, the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs, for more than five cars (hand tools only), for more than five cars and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. V, to consider extension of area and other changes, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

736-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for Hazi Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider rehearing, new facts, larger plot and new owner—re Application (decision of the borough superintendent); previously denied, under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in the business use district portion of plot, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office and to permit the parking and storage of motor vehicles on unbuilt portion of plot for a term of 15 years.

PREMISES AFFECTED—135-139 Bennett avenue, northwest corner of 4381-87 Broadway and 701-715 West 187th street, Block 2180, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider rehearing subject to new facts which include, among other items, a larger plot and new owners.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

552-56-BZ

APPLICANT—Sidney H. Kitzler, for Jean Frischling, owner (Morey Motors, Inc., lessee).

SUBJECT—Application August 7, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district storage for new cars and parking of cars awaiting service.

PREMISES AFFECTED—2160-2164 58th street, south side, 480 ft. east of 21st avenue, Block 5508, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, in view of reopening of Cal. No. 594-29-BZ, Vol. V.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

Adjourned: 5:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

(Continued from page 1861)

variances. As originally and properly conceived, the City Planning Commission was given no similar legal authority and is not staffed to exercise it. The Commission's charter duties are exacting and have not been as fully executed as the needs of the City have required.

Further, any action by the City Planning Commission is dependent upon the approval of the Board of Estimate. It has been recommended that the Board of Estimate divest itself of the responsibility for making minor administrative decisions which unnecessarily occupy too great a portion of its time and effort.

Adoption of the amendments would result in confusion of policy making with administration, the establishment of arbitrary lines of demarcation based upon square footage, jurisdictional disputes and uncertainties, and needless duplication of activity and personnel. The responsibilities presently placed upon the City Planning Commission challenge its full capacity without adding the burden of administrative action on variances or exceptions.

The claimed benefits to be derived from the amendments would be questionable.

The Committee suggests that steps be taken to increase efficiency in granting variances within the existing administrative structures; an enlargement of the Board's engineering staff and physical facilities; acceleration of its procedures and more realistic compensation of personnel.

The Chamber believes that the proposed changes are inadvisable and unnecessary, and that the sought-after increase in efficiency can be attained within the present logical framework and by better cooperation between the City Planning Commission and a strengthened Board of Standards and Appeals.

THE BUILDING LAWS

NOW ON SALE

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK published in four volumes, amended to September, 1955, are now ON SALE AT THE CITY RECORD OFFICE, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, N. Y. 7. Each volume contains a Table of Contents indicating what matters appear in each one of the four volumes.

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We require PAYMENT IN ADVANCE. Make check payable to the Supervisor of The City Record.

WILLIAM VIERTTEL, Supervisor of The City Record.

RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943;
Amended Oct. 14, 1955, Effective Nov. 10, 1955;
and Amended June 4, 1956, effective July 2, 1956.
(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

3
University of Illinois Library
Social Sci. Dept.
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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SECTION 21-C

The Astoria Property Owners Association of Long Island
City filed the following report with the City Planning
Commission:

The report of the New York City Charter Revision Com-
mission, dated August 17, 1936, stated its intent in recom-
mending the establishment of a City Planning Commission,
as follows:

"The primary purpose of such a Commission is to
guide and to influence the City in its development and
future growth. The growth and development of a
modern city depend upon the wisdom and foresight with
which capital improvements are undertaken and the ex-
tent to which the integrity of zoning regulations and
of the City Map is maintained. * * * Great waste
has resulted and a species of log-rolling has developed
in connection with measures affecting local or special
interests".

The report continues to define the purpose of the Planning
Commission as an agency to function in the broad field
of general, long range planning on a Master Plan, as it
affects the interest of the entire City, rather than a "local"
or "special" area.

On the other hand, the Board of Standards and Ap-
peals under the Charter, is vested with the power to
grant variances, "so that the spirit of the law shall be
observed, public safety secured and substantial justice done",
and it has the power of prescribing the means and methods
of practice to effectuate such provisions and to impose
conditions which will insure the full compliance with the
spirit and intent of any change.

Section 21-C and the related sections applies specifically
to changes in zone and not general, long range planning
of an area. On the basis of the record, particularly with
respect to housing projects, there is reason for concern
in the proposed removal of jurisdiction from the Board
of Standards and Appeals over particular projects and
applications and to transfer the same to the City Planning
Commission.

The status of the Board of Standards and Appeals before
Courts of Law on Judicial review, is substantially different
from that reviewing the action of the City Planning Com-
mission which is a part of the legislative branch of City
government. The decisions of the courts reviewing action
by the Planning Commission and the Board of Estimate
which follows, are clear on the point.

Opposition to the City Planning Commission's proposed
21-C is fully justified on the basis of the legal status
alone.

For the reasons stated, and others which may be advanced
orally during hearing on the proposal, it is suggested that
any change relative to the subject matter of Section 21-C
and other related sections, be based on continued jurisdiction
of the Board of Standards and Appeals and that the follow-
ing recommendations be considered in connection therewith.

(Continued on Page 1949)

CALENDAR

DOCKET

New Cases Filed up to November 20, 1956

Cal. No. Dept.

Premises Affected

775-56-BZ—BB—48 Appollo street, east side, 100 ft. south of Nassau avenue, Block 2693, Lots 52-55, inclusive, Borough of Brooklyn, Alt. 3534-56; re parking of motor vehicles—residence district.

776-56-BZ—BR—1874 Clove road, southwest corner of Britton avenue, Block 3154, Lot 41, Concord, Borough of Richmond, NB 953-56 re erection and maintenance of gasoline service station—residence district.

777-56-BZ—BR—1810 Forest avenue, southwest corner of Richmond avenue, Block 1706, Lot 28, Granitesville, Borough of Richmond, NB 897-56; re reconstruction of existing gasoline service station—retail and residence districts.

778-56-BZ—BQ—10211 Liberty avenue, north side, from 102nd to 103rd streets, 103-67 to 103-79 102nd street and 103-68 to 103-80 103rd street, Block 9506, Lots 35, 43, 44 and 46, Ozone Park, Borough of Queens, Alt. 2199-56; re parking of motor vehicles—business and residence use districts.

779-56-BZ—BB—2430-2442 Cropsey avenue, west side, 271 ft. 2½ in. south of 24th avenue, 1747-1767 Shore parkway and 8861-8885 Denyses lane, Block 6927, Lot 58, Borough of Brooklyn, Alt. 2842-56; re parking and storage garage—extension of—residence district.

780-56-BZ—BQ—137-21 Liberty avenue, 102-42 to 102-46 Remington street, northwest corner and 102-41 to 102-45 Van Wyck Expressway, Block 10017, Lot 18, Jamaica, Borough of Queens, NB 3902-56; re erection and maintenance gasoline service station—business district.

781-56-BZ—BQ—107-28 Rockaway boulevard, southwest corner of 108th street (proposed), Block 11482, Lot 41, Ozone Park, Borough of Queens, Alt. 1722-56; re alteration and extension of existing gasoline service station—repair shop—business district.

782-56-BZ—BQ—195-06 to 195-24 (195-20 official) Northern boulevard, south side, from 195th to 196th streets, 43-01 to 43-09 195th street and 43-02 to 43-10 196th street, Block 5519, Lot 1, Flushing, Borough of Queens, NB 3372-56; re erection and maintenance of gasoline service station, high speed auto laundry, etc., parking, etc., residence district.

783-56-SA—York Gas-fired Warm Air Heater, Models GSS5-85, GSS5-114 and GSS5-141, GHS5-85, GHS5-114 and GHS5-141, manufactured by York-Shipley, Inc., Appliance.

784-56-SA—York Oil-fired Warm Air Heater, Models OM-75, OM-100 and OM-125, manufactured by York-Shipley, Inc., Appliance.

785-56-A—BBx—306-308 East 149th street, south side, 450 ft. west of Courtlandt avenue, Block 2330, Lot 22, Borough of The Bronx, Amendment to Alt. 928-56; re use of 3rd floor—more than one tenant.

786-56-SM—DM 45° Exhaust Register with Fusible Link, manufactured by General Register Corp., Material.

787-56-BZ—BB—3780-3790 Nostrand avenue and 2912-2920 Avenue Y, southwest corner, Block 7445, Lots 1, 72 and 75, Borough of Brooklyn, NB 2116-56; re erection and maintenance of gasoline service station, parking, etc.—residence and retail districts.

788-56-BZ—BBx—1931-1945 Bruckner boulevard, north side, 102 ft. east of Virginia avenue, Block 3787, Lots 52-57, inclusive, Borough of The Bronx, Alt. 999-56; re parking and storage, sale of used cars—residence district.

789-56-BZ—BQ—138-69 Queens boulevard, east side, from 86th avenue to 86th road, Block 9646, Lot 21, Jamaica, Borough of Queens, NB 328-56, re reconstruction of existing gasoline service station, business district.

Restored to Docket

34-55-A—F.D.—115-117 West 52nd street, north side, 195 ft. west of Avenue of The Americas (6th), Block 1005, Lot 22, Borough of Manhattan, Decision re Order No. 1069-4.

588-40-A—B.B.—163 Bradford street, east side, 100 ft. north of Liberty avenue, Block 3691, Lot 1, Borough of Brooklyn, B.N. 2380-47—reopened re extension of term of variance—expired 2/17/53—frame extension for business in fire limits.

41-47-SM—Ceco Protection and Ceco Security Solid Section Fire Windows (reopened for report as to additional model), manufactured by Ceco Steel Products Corp., Material.

44-47-SM—Ceco Intermediate Casements Solid Section Fire Windows (reopened for report as to additional model), manufactured by Ceco Steel Products Corp., Material.

43-47-SM—Ceco ¾ Hour Test Steel Windows, Pivoted Commercial Projected and Architectural Projected (reopened for report as to additional model), manufactured by Ceco Steel Products Corp., Material.

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637-41-SM—Pabco Mastipave (Asphalt Mastic Floor Surfacing); (reopened for report as to change of Corporate name), manufactured by Fibreboard Paper Corp., Material.

17-55-SA—Apex Wash-A-Matic, Model CM5-6000 (reopened for report as to additional models), manufactured by Apex Electrical Manufacturing Co., Appliance.

497-54-SA—Nesbitt Gas-fired Unit Heater, Models G-25-F, G-50-F, G-75-F, G-100-F, G-130-F, G-170-F and G-200-F

CALENDAR

(reopened for report as to additional trade name), manufactured by John J. Nesbitt, Inc., Appliance.

829-53-SM—Twin Boro Cement Block Corp. Waylite Concrete Building Block (reopened for report as to additional block sizes), manufactured by Twin-Boro Cement Block Corp., Material.

29-56-SM—Fabrilit V-8113-FR (Flame resistant vinyl plastic coated glass fabric for use on folding doors); (reopened for report as to additional fabric), manufactured by E. I. Du Pont De Nemours and Company, Inc. Material.

870-38-SM—Barber Built-up Roofs and Asphalt Shingles (reopened for report as to change of ownership), manufactured by Barber Asphalt Corp., Material.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
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Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired

Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 27, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 27, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, to await the decision of the court as to violations and for further inspection; hearing closed.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

CALENDAR

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h, and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, Block 6236, Lot 23, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Marv Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morgan-roth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; applicant to submit statement to the Board as to the purpose for which the site was purchased.

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the

zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail use, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

Laid over from October 30, 1956, to November 27, 1956, for inspection and decision; hearing closed.

CALENDAR

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

Laid over from November 7, 1956 to November 27, 1956, for inspection and decision; hearing closed.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to November 27, 1956, at request of the applicant, who stated that the owner may sell the premises for conforming use purposes.

797-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a business and retail use district, proposed reconstruction of the existing gasoline service station, extension of lot and change of use to gasoline service station, lubritorium, store, minor auto repairs, car washing, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—24-40 Remsen avenue and 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn.

Laid over from November 14, 1956 to November 27, 1956, for applicant to furnish additional information as to the present Lot No. 1; hearing closed.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.

PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

Laid over from November 20, 1956 to November 27, 1956, at the request of adjoining owner's representative.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office and boiler room and meat preserving, including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic) minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

77-52-BZ

APPLICANT—Joseph B. Koppelman, for Jacob Scheiner, owner.

SUBJECT—Application reopened October 30, 1956 for consideration as to extension of term of variance—expired June 8, 1956 and new owner—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of owner's three trailer trucks, for a term of years.

PREMISES AFFECTED—98 Monroe street and 12 Pelham street, southeast corner, Block 255, Lot 41, Borough of Manhattan.

602-51-BZ—Vol. IV

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of a loading platform in parking lot; proposed installation of ice machine and cooling tower on roof of west building; proposed relocation of two gasoline tanks and pump from inside of building to parking lot and proposed omission of west portion of proposed extension which is contrary to resolution of the Board of Standards and Appeals Cal. 602-51-BZ—Vol. III.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

390-55-BZ

APPLICANT—A. H. Salkowitz, for Sonjul Realty Co., Inc., owner.

SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed increase in the percentage of the plot occupied, by the elimination of open yard space.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Groton street, Block 3200, Lot 33, Forest Hills, Borough of Queens.

CALENDAR

61-54-A

APPLICANT—John T. Kelleher, Borough Superintendent for Department of Buildings.

OWNER OF PREMISES—Sonjul Realty Co., Inc.

SUBJECT—Application January 29, 1954—Revocation of Certificate of Occupancy Q76789-51 issued re Alt. 1727-51.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Groton street (1st floor); Block 3200, Lot 33, Forest Hills, Borough of Queens.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx.

839-55-BZ

APPLICANT—Fred C. Dahlem, for Ralph Acampora, owner (Henrietta Taylor, lessee).

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of the parking and storage of motor vehicles from the business into the residence portion of the plot.

PREMISES AFFECTED—32 Nagle avenue, north side, 277 ft. east of Broadway and 620 West 196th street, Block 2172, part of Lot 68, Borough of Manhattan.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

1003-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hammer Food Products Corp., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in an unrestricted, and residence use, C area district, the extension of an existing building, to include uses of boiler room, soda bottling plant, storage of boxes and bottles, garage for not more than 5 motor vehicles, driveway, loading and unloading platform and office; proposed extension to exceed the permitted area.

PREMISES AFFECTED—3216-3218 (3198 displayed) Atlantic avenue and 2-24 Fountain avenue, southwest corner, Block 4154, Lot 45, Borough of Brooklyn.

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

289-56-BZ

APPLICANT—Carl H. Salminen, for Joseph J. Crupi, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the proposed erection of a 1 story building to be occupied as office, showroom, storage and welding of aluminum and steel windows and manufacturing; building to occupy more of the area than permitted.

PREMISES AFFECTED—45-42 162nd street, west side, 400 ft. south of 45th avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

295-56-BZ

APPLICANT—Andrew Di Camillo, for Frederick J. McLaughlin, Sr., Frederick J. McLaughlin, Jr. and Gerard McLaughlin, owners.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, the proposed extension to the first story, of an existing building, using more than the area permitted.

PREMISES AFFECTED—8225 3rd avenue and 301 83rd street, northeast corner, Block 6007, Lot 5, Borough of Brooklyn.

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application April 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.

PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

355-56-BZ

APPLICANT—Herman E. Horwood, for Ernest La Porte, Patrick Mattia and Anthony Poveromo, owners.

SUBJECT—Application May 3, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district proposed extension of storage and parking of more than 5 motor vehicles and storage and sale of used cars.

PREMISES AFFECTED—984-998 East 180th street and 2081-2099 Bryant avenue southwest corner, Block 3132, Lot 35, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 27, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

35-51-SA

APPLICANT—Carrier Corporation, owner.

SUBJECT—Application December 29, 1950—Carrier Corporation Automatic Ice Maker, 26 Series.

531-56-SM

APPLICANT—Russell, Burdsall and Ward Bolt and Nut Company, owner.

SUBJECT—Application June 27, 1956—Empire (E) High Strength Bolts for Structural Steel Connections.

1041-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corporation, owner.

CALENDAR

SUBJECT—Application December 31, 1955—Washex Syntomat, Models P-65 and P-100 (for dry cleaning units using perchlorethylene, non-combustible solvent).

1039-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corporation, owner.

SUBJECT—Application December 31, 1955—Washex Tube Filters, Models 2000, 3000, 5000, 7000, 10,000 and 15,000.

633-55-SM

APPLICANT—Columbia Acoustics and Fireproofing Co., for United States Mineral Wool Company, owner.

SUBJECT—Application July 27, 1955—Cafco Spray or Spray Don (sprayed insulation).

150-56-SM

APPLICANT—Wilray Metal Fabricators, Inc., owner.

SUBJECT—Application February 1, 1956—Wilray Paint Storage Cabinets.

1029-55-SM

APPLICANT—Matthew J. Langert, owner.

SUBJECT—Application December 19, 1955—Matthew J. Langert Rope Hitching Device for Swing Scaffolds (two point suspension).

642-56-SM

APPLICANT—Protectoseal Company, owner.

SUBJECT—Application August 20, 1956—Protectoseal Storage Cabinet, Model 5545 (for storage of flammable liquids).

203-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.

SUBJECT—Application for consideration—reopened March 1, 1955 for amendment of resolution as to extension of use of approved couplings—re Dresser Couplings and Fittings, Styles 38, 65 and 90; previously approved.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.

PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

314-56-A

APPLICANT—Manhattan Beach Community Group, Inc., for Neighboring Property owners.

OWNERS OF PREMISES—West End Homes Inc.

SUBJECT—Application April 16, 1956—Appeal from a decision of the borough superintendent re revocation of Permits N.B. 2665-55 and N.B. 2666-55—zoning matter. re side and rear yards.

PREMISES AFFECTED—Oriental boulevard, south side, from Beaumont to Coleridge streets, 207 Beaumont street and 208 Coleridge street, Block 7516, Lots 1615 and 1623, Borough of Brooklyn.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.

SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.

PREMISES AFFECTED—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

604-55-A

APPLICANT—Max Horn, for George Cooke, owner (Arthur W. Maling, lessee).

SUBJECT—Application July 19, 1955—Appeal from a decision of the borough superintendent—re trailer camp construction—height of floor, sanitary drain, etc.

PREMISES AFFECTED—134-26 157th street, west side, 230 ft. south of 134th avenue, Block 12295, Lot 19, Jamaica, Borough of Queens.

503-56-A

APPLICANT—Burke, Green and Groh, for Nonajan Holding Corp., owner.

SUBJECT—Application June 29, 1956—Appeal from a decision of the borough superintendent, review of decision on zoning matter.

PREMISES AFFECTED—26-03, 26-11 and 26-17 Bell boulevard, northeast corner of 27th avenue and southeast corner of 26th avenue and 214-11 27th avenue, north side, 92.99 ft. east of Bell boulevard, Block 6003, Lots, 1, 7, 59 and 62, Bayside, Borough of Queens.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

640-55-A

APPLICANT—Bassons Industries Corp., owner.

SUBJECT—Application June 23, 1955—Appeal from a decision re an order of the fire commissioner—re storage of Benzoyl Peroxide—provide cabinet or vault, etc.

PREMISES AFFECTED—1424-1434 West Farms road, east side, 35 ft. north of Jennings street, Block 3017, Lot 60, Borough of The Bronx.

87-56-A

APPLICANT—Maxfield Blaubeux, for Ira Greenfield, owner (Joseph Filappazzo, lessee).

SUBJECT—Application February 8, 1956—Appeal from a decision of the borough superintendent—re use of frame building—factory—re live load, exits and construction.

PREMISES AFFECTED—8615 (8613 displayed) 18th avenue, east side, 120 ft. south of 86th street, Block 6369, Lot 40, Borough of Brooklyn.

324-56-A

APPLICANT—Lionel K. Levy, for Anilico Realty Corp., owner.

SUBJECT—Application April 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—150-154 West 22nd street, south side, 195 ft. 10 in. east of 7th avenue, Block 797, Lot 70, Borough of Manhattan.

114-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for City of New York, Dept. of Parks, owner.

SUBJECT—Application reopened October 2, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction and egress.

PREMISES AFFECTED—30 Lafayette avenue and 97 St. Felix street, southwest corner and 97 Ashland place, 2nd floor, Block 2111, Lot 15, Borough of Brooklyn.

65-55-A

APPLICANT—Seymour A. Mitteldorf and Samuel Rosenblum, for Klein Piano Co., Inc., owner.

CALENDAR

SUBJECT—Application January 24, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—417-431 West 28th street, north side, 375 ft. east of 10th avenue, Block 726, Lot 18, Borough of Manhattan.

202-55-A

APPLICANT—Samuel Rosenblum, for L. F. and E. B. Salz, owners.

SUBJECT—Application March 10, 1955—Appeal from a decision of the borough superintendent—re provide two stairways.

PREMISES AFFECTED—44-50 West 28th street, south side, 100 ft. east of 6th (Avenue of The Americas) Avenue, Block 829, Lot 68, Borough of Manhattan.

213-55-A

APPLICANT—Samuel Rosenblum, for 122 Fifth Avenue Corp., owner.

SUBJECT—Application March 11, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—122-124 5th avenue, west side, 60 ft. south of West 18th street, Block 819, Lot 39, Borough of Manhattan.

254-55-A

APPLICANT—Noah N. Sherman, for Elliot Holding Co., Inc., owner (Acme National Refrigeration Co., lessee).

SUBJECT—Application March 23, 1955—Appeal from a decision of the borough superintendent—re two legal stairways required.

PREMISES AFFECTED—29-24 40th avenue, south side, 198.16 ft. west of Northern boulevard, Block 402, Lot 32, Long Island City, Borough of Queens.

274-55-A

APPLICANT—Howard H. Snyder, for 906 Corporation and Lanact Corporation, owners.

SUBJECT—Application April 1, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 53 of the Multiple Dwelling Law re egress.

PREMISES AFFECTED—1239 Madison avenue, northeast corner of East 89th street, Block 1501, Lot 20, Borough of Manhattan.

383-55-A

APPLICANT—Sidney Daub, for Twenty-Third Street Joint Venture, owner.

SUBJECT—Application May 16, 1955—Appeal from a decision of the borough superintendent—re interior stairway.

PREMISES AFFECTED—49-51 West 23rd street, north side, 334 ft. east of Avenue of The Americas (6th), Block 825, Lot 15, Borough of Manhattan.

405-55-A

APPLICANT—Samuel Rosenblum, for H. Lawrence Her-ring, et al., owners.

SUBJECT—Application May 11, 1955—Appeal for a decision of the borough superintendent—re egress, stair enclosure.

PREMISES AFFECTED—322-326 East 23rd street, south side, 281 ft. east of 2nd avenue, Block 928, Lot 43, Borough of Manhattan.

754-55-A

APPLICANT—Norman Lederer and Leonard Joseph, for Thorman Baum and Co., Inc., owner (Waterfront Commission of New York Harbor, lessee).

SUBJECT—Application September 23, 1955—Appeal from a decision of the borough superintendent—re stair capacity.

PREMISES AFFECTED—345-349 West 14th street, north side, 103 ft. east of 9th avenue, Block 738, Lot 10, Borough of Manhattan.

825-55-A

APPLICANT—Samuel Rosenblum, for James Thompson & Co. Inc., owner.

SUBJECT—Application October 21, 1955—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—112-114 Prince street, south side, 20 ft. west of Greene street, Block 500, Lot 19, Borough of Manhattan.

346-56-A

APPLICANT—M. Martin Elkind, for 48 East 57th Street Realty Co., owner.

SUBJECT—Application May 4, 1956—Appeal from a decision of the borough superintendent re use of non-fire-proof building for business—re stairways, etc.

PREMISES AFFECTED—48 East 57th street, south side, 125 ft. west of Park avenue, Block 1292, Lot 42, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 4, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 4, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building; then to December 4, 1956, for further consideration as to school proposed for adjacent block.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station,

CALENDAR

lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision; then to December 4, 1956, at the request of the applicant.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

Laid over from October 30, 1956, to December 4, 1956, for inspection and decision; hearing closed; applicant to file revised plans and new decision of the borough superintendent.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e and 7i of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector; no further requests for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to file plan showing entire plot, including the existing building and also to file existing certificate of occupancy.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector's representative; no further request for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to furnish the Board with information as to the uses in the building since its erection and to submit a memorandum as to the practical difficulty and unnecessary hardship.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owners.

SUBJECT—Application February 16, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

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451-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed; then to November 14, 1956, at the request of applicant to file further revised plans and new decision of the borough superintendent; then to December 4, 1956, at request of the applicant, to furnish revised plans and new decision.

586-54-A

APPLICANT—Kitzler and Nurick, for Stern Holding Corp. (Victor and Adeline Gerard, lessee).

SUBJECT—Application July 1, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivisions 1 and 2 of the Multiple Dwelling Law re required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 4, 1956, for inspection and decision.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed; then to October 30, 1956, for further consideration by the Board; then to November 20, 1956, for Park Department to furnish plan of grass plot fenced and location of proposed entrance; and for further consideration; then to December 4, 1956, for applicant to correct his plans as to Wells Street; hearing closed.

910-55-BZ

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, E-1 area district, proposed extension of an existing broom factory, to occupy more than the permitted area.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 ft. 11¾ in. east of East 95th street, Block 8203, Lots 5 and 7, Borough of Brooklyn.

74-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Dina Karpoff, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, storage room, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—42-05 Lawrence street, and 132-02 to 132-06 Sanford avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens.

158-56-BZ

APPLICANT—Fred C. Dahlem, for C.P.B. Incorporated, owner.

SUBJECT—Application March 2, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of 5 story and cellar converted old law tenement with hand laundry and grocery store in cellar.

PREMISES AFFECTED—19 West 103rd street and 74 Manhattan avenue, northeast corner, Block 1839, Lot 20, Borough of Manhattan.

193-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Beatrice M. Mahoney, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, car washing, parking and storage of motor vehicles; show window and signs within 75 ft. of residence use district.

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PREMISES AFFECTED—2441-2449 (2443 official) Richmond avenue and 2-8 Richmond Hill road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond.

235-56-BZ

APPLICANT—Charles M. Spindler, for Estate of Jesse Donella, owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—3001-3047 White Plains road and 690-698 Lester street, southwest corner and 695-699 Adeo avenue, Block 4545, Lot 14, Borough of The Bronx.

380-56-BZ

APPLICANT—James E. Vassalotti, for Kent Towers, Inc., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of motor vehicles.

PREMISES AFFECTED—247-249 Lexington avenue, east side, 85 ft. north of East 34th street, Block 890, Lots 23 and 66, Borough of Manhattan.

417-56-BZ

APPLICANT—Ingram S. Carner, for Credit Realty Corp., owner (proposed lessee—Shell Oil Co.).

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of cars waiting to be serviced, curb cut within 75 ft. of residence district and

PREMISES AFFECTED—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn.

457-56-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gartstein, for Jacob Blei and Kate Trachtman, owners.

SUBJECT—Application June 7, 1956—re (decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district, proposed parking of motor vehicles, accessory and consumer parking, accessory loading and unloading in conjunction with adjoining factory.

PREMISES AFFECTED—152-154 India street, south side, 150 ft. east of Manhattan avenue, Block 2541, Lots 12 and 13, Borough of Brooklyn.

473-56-BZ

APPLICANT—Fred E. Hertan, for Robert Figari, owner (GLM Realty Corp., lessee and Dan's Supreme Super Market, Inc., sub-lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking of more than 5 motor vehicles.

PREMISES AFFECTED—138-37 to 138-49 Queens boulevard, northeast corner, of 86th avenue, Block 9649, Lot 17, Briarwood, Borough of Queens.

527-56-BZ

APPLICANT—Paul Friedman, for Daniel D. Daley, owner.

SUBJECT—Application July 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use dis-

trict, the proposed erection and maintenance of a gasoline service station, lubricatorium, car washing (non automatic), parking of cars awaiting service, sale of auto accessories and minor repairs, with hand tools only, for a term of 15 years.

PREMISES AFFECTED—43-02 to 43-10 Main street, southwest corner of Cherry avenue, Block 5125, Lot 30, Flushing, Borough of Queens.

553-56-BZ

APPLICANT—Andrew DiCamillo, for No. 14 Corporation, owner.

SUBJECT—Application August 7, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—449-453 Degraw street, north side, 150 ft. west of Bond street, Block 416, Lots 50, 51, 53 and 152, Borough of Brooklyn.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 ft. from intersection.

PREMISES AFFECTED—110 Water street, southwest corner of Washington street, Block 37, Lot 1, Borough of Brooklyn.

576-56-BZ

APPLICANT—Henry C. Brockman, for Joseph Franzone, owner.

SUBJECT—Application August 29, 1956—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit partly in a residence use district and partly in a business use district the erection and maintenance of a gasoline service station, lubricatorium, non automatic auto laundry, minor auto repairs shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—49-05 Astoria boulevard, northeast corner of 49th street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

DECEMBER 4, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 4, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1040-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corp., owner.

SUBJECT—Application December 31, 1955—Washex Combination Washer-Extractor, Models P-65 and P-100 (dry cleaning equipment using solvent having flash point above 100°F).

568-55-SA

APPLICANT—Heintz Manufacturing Company, owner.
SUBJECT—Application June 24, 1955—Coca-Cola Product Tank (carry premix for vending machines, for Coca-Cola).

881-50-SM

APPLICANT—Seaporcel Metals, Inc., owner-manufacturer.

SUBJECT—Application August 31, 1950—Seaporcel (building veneer).

CALENDAR

328-56-SM

APPLICANT—E. I. Du Pont De Nemours and Company, owner.

SUBJECT—Application April 13, 1956—Fabrilit (wall covering), Types V-180, V-190, V-193, V-200, V-9328, V-9338, V-6028, V-6200 and V-6040.

386-56-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.

SUBJECT—Application March 8, 1956—Gilbarco Commercial Fleet Remote Control Gasoline Dispensers, Models CFPRCE-6 and CFPRCE-7.

502-53-SM

APPLICANT—W. A. Burnham, for Smith & Kanzler Spraybest, Inc., owner.

SUBJECT—Application June 12, 1953—Spraybest Retardent Steel Floor and Beam.

371-56-SA

APPLICANT—Murray H. Steckel, for Monarch Laundry Machinery Corp., owner.

SUBJECT—Application May 14, 1956—Monarch Hi-Lo Washer, Model HL.

173-56-SM

APPLICANT—George Romano, d/b/a Veterans Tank & Welding Company, owner.

SUBJECT—Application February 14, 1956—Veterans Tank & Welding Co., 550 Gallon Gasoline Tank.

174-56-SM

APPLICANT—George Romano, d/b/a Veterans Tank & Welding Company, owner.

SUBJECT—Application February 14, 1956—Veterans Tank & Welding Co., 275 Gallon Fuel Oil Tank.

78-53-SM

APPLICANT—Per Alex of New Jersey, Inc., owner.

SUBJECT—Application for consideration—reopened September 13, 1955 for amendment to resolution as to extension of use of Per Alex Insulated Roof Systems—re Per Alex Insulated Roof System; previously approved.

683-38-SA—Vol. IV

APPLICANT—Surface Combustion Corp., owner.

SUBJECT—Application for consideration—reopened June 5, 1956 for amendment to resolution as to additional models of gas-fired unit heaters; Models UCS 30-55, 50-55, 60-66, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55 re Janitrol Gas-fired Unit Heaters, Series, UBS-94 and DUCT-94, Models UBS-50-94; UBS-65-94; UBS-85-94; UBS-100-94; UBS-125-94; UBS-175-94; UBS-200-94 and UBS-225-94, Janitrol Gas-fired Uniters, Series UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Gior-dano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

434-55-A

APPLICANT—Nathan R. Ginsburg, for Yale Manage-ment Corp., owner.

SUBJECT—Application May 31, 1955—Appeal from a de-cision of the borough superintendent—re exits.

PREMISES AFFECTED—133 West 24th street, north side, 400 ft. west of Avenue of The Americas (6th), Block 800, Lot 21, Borough of Manhattan.

435-55-A

APPLICANT—John J. Tricarico, for Marie Wilson, owner.

SUBJECT—Application May 31, 1955—filed pursuant to Sec. 310 of the M.D.L. for variation of sec. 183 and 172 of the M.D.L. re minimum dimension of yard.

PREMISES AFFECTED—371 Waverly avenue, east side, 80 ft. north of Greene avenue, Block 1945, Lot 1, Borough of Brooklyn.

612-56-A

APPLICANT—Putney, Twombly, Hall and Skidmore, for John Wiley Jones, Co., owner.

SUBJECT—Application September 12, 1956—Appeal from a decision of the fire commissioner re transportation of liquefied chlorine in one ton cylinders in New York City.

997-55-A

APPLICANT—Hal. I. Mirowitz, for Kate A. Fielding, owner.

SUBJECT—Application December 19, 1955—Appeal from a decision of the borough superintendent—re use of more than 2 stories for living quarters in frame building.

PREMISES AFFECTED—112-01 208th street, southeast corner of 112th avenue, Block 10985, Lot 18, Queens Vil-lage, Borough of Queens.

439-56-A

APPLICANT—A. H. Salkowitz, for Woodside Savings and Loan Association, owner.

SUBJECT—Application June 19, 1956—Appeal from a de-cision of the borough superintendent—re egress, stairways, etc.

PREMISES AFFECTED—39-46 61st street, west side, 78.23 ft. north of Roosevelt avenue, Block 1229, Lot 119, Woodside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, December 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Pat-terson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use distriict the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to Decem-ber 11, 1956, for further consideration by the Board.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss and Benjamin Braunstein, trustees (Esso Stan-dard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

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PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of a vacant lot for parking and storage of motor vehicles.

PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

Laid over from October 9, 1956 to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered; then to December 11, 1956, for inspection and decision; hearing closed; applicant to amend papers to include motor vehicle repairing and file a new decision including such use.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for decision; and for statements to be filed by objector as to parking and garage facilities in the area, and by applicant as to rent; the premises and area were previously inspected by a Committee of the Board.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for applicant to file list of two family homes in the area, when they became two family residences and whether they have certificates of occupancy for two-family use; the premises and area were previously inspected by a Committee of the Board.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

Laid over from October 30, 1956 to November 14, 1956, for inspection if necessary and decision; hearing closed; then to December 11, 1956, for inspection and decision.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

Laid over from October 30, 1956 to November 14, 1956, at request of attorney for objectors, applicant concurring; then to December 11, 1956, for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

CALENDAR

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed.

740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.

SUBJECT—Application October 4, 1954—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for further consideration after records have been obtained from the Department of Buildings and the Fire Department; applicant to file certified copy of actual lot in possession.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.

SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4 $\frac{1}{2}$ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for additional information from applicant, who is to have the lots separated and numbers assigned; hearing closed.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael, Anisello and Concetta Rusciano, owners.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.

PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

428-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.

SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office, accessory motor vehicle repair shop, storage and parking of more than 5 motor vehicles all in conjunction with a taxi cab business.

PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for applicant to correct his plans and for inspection and decision; hearing closed.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution to permit in a retail zone and partly in a residence zone the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit the location of a business entrance within 75 ft. of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

CALENDAR

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered; then to November 20, 1956, for inspection and decision; hearing closed.

Laid over from November 20, 1956, to December 11, 1956, for inspection and decision.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment; then to December 11, 1956, for further inspection in view of the revised plans filed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring; then to November 20, 1956, for inspection and decision; then to December 11, 1956, for inspection and decision.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for further inspection and decision; then to December 11, 1956, for further inspection and decision.

127-32-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Just Realty Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, office, car washing, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—577-587 St. Anns avenue and 561-563 East 150th street, northwest corner, Block 2276, Lots 48 and 50, Borough of The Bronx.

298-50-BZ—Vol. II

APPLICANT—Lawrence M. Rothman, for Efram Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a 1 story extension to a business building which extends from business into residence use district.

PREMISES AFFECTED—326-328 East 149th street, south side, 222 ft. west of Courtlandt avenue and 325-331 East 148th street, Block 2330, Lot 30, Borough of The Bronx.

621-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael J. and Bridie Clifford, Kathryn G. and Arthur J. Gallagher, Albert Artsis, Jacob and Paul Wank, James and Salvatore Monzio, owners.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district proposed erection of a 1 story building to include uses of boiler room, storage, super-market, loading and unloading and parking of motor vehicles upon open portion of premises.

PREMISES AFFECTED—2203-2225 Linden boulevard and 766-782 Ashford street, northwest corner and 811-825 Warwick street, Block 4334, Lots 21, 22, 23, 25, 39, 44, 45 and 48, Borough of Brooklyn.

CALENDAR

652-55-BZ

APPLICANT—John F. Fitzsimons, for Mohawk Valet Service Inc., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7b, 7c and 7e of the zoning resolution, to permit in a retail and manufacturing use district the change of occupancy from garage to storage, manufacturing, dry cleaning and parking of motor vehicles on unbuilt upon portion of the premises; proposed access to factory across retail use district portion of premises.

PREMISES AFFECTED—219-42 Jamaica avenue, south side, 176.42 ft. east of Springfield boulevard, Block 10789, Lot 27, Queens Village, Borough of Queens.

912-55-BZ

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

913-55-A

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—re frame construction—repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

322-56-BZ

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from a private hospital to a group medical center.

PREMISES AFFECTED—139 East 36th street, north side, 100 ft. east of Lexington avenue, Block 892, Lot 26, Borough of Manhattan.

392-56-BZ

APPLICANT—William A. Giesen, for Ralph Reda, owner.

SUBJECT—Application May 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, proposed change in occupancy from a 2 family, cellar and 3 story brick, non fireproof dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1510 Bayview avenue, east side, 116.22 ft. north of Griswald avenue, Block 5417, Lot 126, Borough of The Bronx.

397-56-BZ

APPLICANT—James E. Vassolotti, for Morris and Mildred Ifcher and Hyman and Lilly Volk, owners.

SUBJECT—Application May 29, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A and 7i of the zoning resolution, to permit in a business and residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, store, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—121-11 to 121-19 (121-15 official) Jamaica avenue and 86-42 to 86-50 122nd street, northwest corner, Block 9275, Lot 58, Richmond Hill, Borough of Queens.

418-56-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office and sales, storage of accessories, parking for more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7101-7127 New Utrecht avenue and 1573 72nd street, northeast corner, 1572 71st street and 7102-7124 16th avenue, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn.

423-56-BZ

APPLICANT—Julius S. Rapson, for Timothy Sklerenko, owner.

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a 1 family dwelling with less than the required side yards.

PREMISES AFFECTED—83-50 267th street, west side, 100 ft. north of Hillside avenue, Block 8778, Lot 68, Floral Park, Borough of Queens.

560-56-BZ

APPLICANT—Charles V. Halley, Jr., for John J. Reynolds, Inc., owner (Gristede Bros. Inc., lessee).

SUBJECT—Application August 14, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extension of parking for patrons of a food market.

PREMISES AFFECTED—565-577 West 235th street, northeast corner of Netherland avenue, Block 3409, Lot 484, Borough of The Bronx.

566-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Rayhurst Realty Corp., and Nostrand Building Corp., owners.

SUBJECT—Application October 3, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D area, Class ½ height district, the erection of a 6 story multiple dwelling, exceeding the permitted height.

PREMISES AFFECTED—3203-3220 Nostrand avenue, east side, 95 ft. north of Avenue S, Block 6836, Lot 52, Borough of Brooklyn.

608-56-BZ

APPLICANT—Leonard F. Rothkrug, for Michael Sirote and Anne Goldin, (partners) owners.

SUBJECT—Application September 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory motor vehicle repair shop, lubritorium, car washing (non-automatic), office and sales for a term of 15 years.

PREMISES AFFECTED—2812-2818 Westchester avenue and 1601-1611 Mulford avenue, southwest corner and 2815-2819 Middletown road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx.

661-56-BZ

APPLICANT—S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application October 5, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—92-10 Astoria boulevard, southeast corner of 92nd street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DECEMBER 11, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon December 11, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

449-55-A

APPLICANT—Lama, Proskauer and Prober, for Marianna Luchesse, owner.

SUBJECT—Application June 6, 1955—Appeal from a decision of the borough superintendent—re exits and live loads.

PREMISES AFFECTED—72 Siegel street, south side, 100 ft. east of Manhattan avenue, Block 3096, Lot 9, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 18, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956, pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to December 18, 1956, to permit applicant to consult with his client; hearing previously closed.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication,

minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; also for consideration by the Board as to exclusion of use sought by prohibitions under Section 21A.

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles and sale of new and used cars.

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

Laid over from November 20, 1956 to December 18, 1956, for applicant to file plans showing portions of plot proposed to be set aside for the sale of cars and the balance for parking; and for inspection and decision; hearing closed.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; and for statement by applicant as to proposed conditions for the use of the premises that would be unobjectionable to the owners in the area; hearing closed.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant, bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-82 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

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917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—reframe building, business use.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

247-56-BZ

APPLICANT—J. Berman, for John and Irene Steven, owners.

SUBJECT—Application March 21, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.

PREMISES AFFECTED—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

255-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, parking and storage of motor vehicles, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block

2123, Lots 17, 43 and 45, Borough of Manhattan.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

297-56-BZ

APPLICANT—Julius S. Rapson, for Nicholas J. Stravino, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.

PREMISES AFFECTED—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; applicant to file corrected plan.

492-56-BZ

APPLICANT—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.

PREMISES AFFECTED—3400-3408 Paychester avenue and 2001-2021 Tillotson avenue, northeast corner and 3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

825-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for K. B. S. Realty Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars.

PREMISES AFFECTED—1950 Bronxdale avenue and 1951-1961 Barnes avenue, northwest corner and 780-792 Neill avenue, Block 4261, Lot 60, Borough of The Bronx.

578-42-BZ—Vol. III

APPLICANT—Maxfield Blaubeux, for LaPonzina Associates, Inc., owner (Ridgeway Automotive Service and Carvel Stores, Inc., lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, proposed use of motor vehicle repair shop and nonstorage garage for more than 5 motor vehicles and office; also retail store and parking of more than 5 motor vehicles for patrons and employees.

PREMISES AFFECTED—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway; 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway, Block 5771, Lot 6, Borough of Brooklyn.

819-47-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E area, class 1 height district, the erection of a 16 story office building, to contain offices, stores and garage for more than 5 cars, to exceed the height limit, without the required setback

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and extending from the retail into the residence use district.

PREMISES AFFECTED—118-21 Queens boulevard, northwest corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens.

683-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Foster Newkirk Stores, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking of patrons cars on the open portion of the plot.

PREMISES AFFECTED—1875-1925 Nostrand avenue and 3001-3013 Foster avenue, northeast corner and 3002-3014 Newkirk avenue, Block 4964, Lot 50, Borough of Brooklyn.

787-55-BZ

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., owner.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car repairs, car washing, office, sales area, utility room, and parking for more than 5 motor vehicles.

PREMISES AFFECTED—160-168 Ridge street and 339 East Houston street, southeast corner, Block 345, Lots 44 and 48, Borough of Manhattan.

8-56-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail and residence use district, proposed parking of motor vehicles.

PREMISES AFFECTED—161-30 122nd avenue and 122-01 to 122-17 161st place, southeast corner, Block 12256, Lots 12, 16 and 19, Baisley Park, Borough of Queens.

140-56-BZ

APPLICANT—Maxfield Blaubeux, for Kinross Realty Corp., owner (Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail and residence use district proposed parking for motor vehicles, accessory to an existing super market, extending from local retail portion of plot to residence portion of plot.

PREMISES AFFECTED—99-02 to 99-22 Astoria boulevard, south side, from 99th to 100th streets, 27-01 to 27-19 99th street and 28-02 to 28-10 100th street, Block 1379, Lot 45, Corona, Borough of Queens.

276-56-BZ

APPLICANT—Gibbs and Hill, Inc., for Dora Levine, owner (Whitehead Metal Products Co., lessee).

SUBJECT—Application April 13, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use, A area district a vertical extension to the existing fireproof reinforced concrete storage and office building, without the required loading berth.

PREMISES AFFECTED—287-303 West 10th street, north side, and 150-168 Charles street, south side, 51 ft. 10½ in. west of Washington street, Block 636, Lot 70, Borough of Manhattan.

327-56-BZ

APPLICANT—Charles M. Spindler, for Frank Antun, owner.

SUBJECT—Application May 2, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking of cars for patrons and employees of a restaurant.

PREMISES AFFECTED—219-14 97th avenue and 97-02 to 97-10 220th street, southwest corner, Block 10784, Lots 27 and 30, Queens Village, Borough of Queens.

362-56-BZ

APPLICANT—James E. Vassalotti, for Rosary Realty Corp., owner.

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—2231-2243 West 8th street and 638-648 Sheepshead Bay road, southeast corner, Block 7279, Lot, 1, Borough of Brooklyn.

493-56-BZ

APPLICANT—James E. Vassalotti, for 8769 23rd Avenue Realty Corp., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and store, minor auto repairs, parking and storage of motor vehicles; show window and sign within 75 ft. of residence use district.

PREMISES AFFECTED—2301-2311 Bath avenue and 8767 to 8775 23rd avenue, southeast corner, Block 6873, Lot 6, Borough of Brooklyn.

543-56-BZ

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the change in occupancy from store to manufacturing of auto seat covers.

PREMISES AFFECTED—6709-6711 and 6713 5th avenue, east side, 63 ft. ½ in. and 101 ft. ½ in. south of 67th street, Block 5856, Lots 18-20 inclusive, Borough of Brooklyn.

571-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Lazarus Rosenberg, owner.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of a gasoline service station, office and sales, lubritorium, minor auto repairs and high speed auto laundry; also the erection of a factory on the same plot, occupying more than the permitted coverage.

PREMISES AFFECTED—557-569 7th avenue and 373-393 20th street, northeast corner and 360-386 19th street, Block 887, Lots 1, 18 and 72, Borough of Brooklyn.

636-56-BZ

APPLICANT—A. H. Salkowitz, for Queensview Holding Corp., owner.

SUBJECT—Application September 26, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the change in occupancy of 2-1 family dwelling to 2 family occupancy.

PREMISES AFFECTED—145-31 14th avenue, northeast corner of 145th place, 145-15 14th avenue, northwest corner of 145th place, Block 4463, Lots 19 and 20, White-stone, Borough of Queens.

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146-56-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Rothenberg, owner.

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under 21 of the zoning resolution, to permit in a residence use, E-1 area district, the enclosure of an existing terrace constituting a further encroachment within the 15 ft. wide side yard required by Art. IV, Sec. 15a of the zoning resolution.

PREMISES AFFECTED—258 Corbin place, west side, 611 ft. 9 in. south of Beach road, Block 7516, Lot 264, Borough of Brooklyn.

725-56-BZ

APPLICANT—Samuel Miller, for Arcy Co., owner (Purchaser under Contract: Esso Standard Oil Co.).

SUBJECT—Application October 26, 1956—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a local retail use district a proposed gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years and part of a proposed curb cut within 75 ft. of a residence zone.

PREMISES AFFECTED—82-06 Astoria boulevard, southeast corner of 82nd street, Block 1094, Lot 1, Jackson Heights, Borough of Queens.

4-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Bridgemont Corp., owner.

SUBJECT—Application reopened October 30, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, parking and storage of more than 5 motor vehicles, office, car wash, lubritorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont avenue, northeast corner of St. Raymonds avenue and Williamsbridge road and St. Raymonds avenue, southeast corner, Block 4076, Lot 18 and part of Lot 6, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 18, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

460-56-A

APPLICANT—Seymour A. Mitteldorf, and U. and H. Company, owner.

SUBJECT—Application June 22, 1956—Appeal from a decision of the borough superintendent—re plastic light diffuser ceiling.

PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan.

588-40-A

APPLICANT—The City of New York, Department of Welfare, owner.

SUBJECT—Application reopened November 20, 1956 for consideration as to extension of term of variance—expired February 17, 1953—re Appeal from a decision of the borough superintendent—frame extension for business use within fire limits, previously granted on condition.

PREMISES AFFECTED—163 Bradford street, east side, 100 ft. north of Liberty avenue, Block 3691, Lot 1, Borough of Brooklyn.

34-55-A

APPLICANT—Raybert Corporation, lessee, for Lesoy Corp., owner.

SUBJECT—Application reopened November 20, 1956 and restored to docket—previously dismissed for lack of prosecution—re Appeal from an order and a decision of the fire commissioner—sprinkler system.

PREMISES AFFECTED—115-117 West 52nd street, north side, 195 ft. west of Avenue of The Americas (6th), Block 1005, Lot 22, Borough of Manhattan.

218-56-A

APPLICANT—M. Martin Elkind, for Esther C. Suffin, owner.

SUBJECT—Application March 14, 1956—filed pursuant to section 35, General City Law re extension in length of existing building encroaching bed of mapped street—101st street.

PREMISES AFFECTED—100-23 37th avenue and 35-48 101st street, northwest corner, Block 1741, Lot 24, Corona, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 8, 1957*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

955-55-A

APPLICANT—Gabriel Nathan, for Estelle Silverman, owner.

SUBJECT—Application December 5, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped street—Beach 21st street.

PREMISES AFFECTED—20-01 to 20-03 Cornaga avenue and 635-647 Beach 21st street, southwest corner, Block 215, Lot 39, Far Rockaway, Borough of Queens.

1009-55-A

APPLICANT—Julius S. Rapson, for Kenneth W. Haslam, owner.

SUBJECT—Application December 22, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—proposed widening of Francis Lewis boulevard.

PREMISES AFFECTED—245-01 Francis Lewis boulevard, southeast corner of 245th street, Block 13614, Lot 1, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 15, 1957*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

356-56-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES—Burton Corp. (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent re Elevator Application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 20, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, November 7, 1956, were approved as printed in the Bulletin of November 13, 1956, Vol. 41, No. 46.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 486-25-BZ—Vol. II; hearing previously closed.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Daniel Rosen, Paul M. Cutrano, Saul Braunstein, Elizabeth J. Cutrano, Abe Schnier, Jennie Ruffo, Tina Petrizzo, Anna Caruso, Mrs. S. Musty and Margaret Bennett.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman, and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A(j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. No. 212-27-BZ, Vol. II; hearing previously closed.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Opposition: A. Bodian for Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 4, 1956, at 10 A. M. for applicant to correct his plans as to Wells street; hearing closed.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty, Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under sec-

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tion 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Adell Gerity, Anthony Brienza, John Holley and Samuel Bodian for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed; also for consideration by the Board as to exclusion of use sought by prohibitions under Section 21A.

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles and sale of new and used cars.

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: George Hinds and C. Burke.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for applicant to file plans showing portions of plot proposed to be set aside for the sale of cars and the balance for parking; and for inspection and decision; hearing closed.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district,

the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Emanuel Greenberg, Coleman Sussman and William J. Elliott.

For Opposition: Harry J. Seif, Nathan Morganstern, Hyman Greenberg, J. Mountford, Irving Schow, Edwin M. Leahy, Frances Byrne, Joseph Pignataro, Mrs. A. Greco, L. C. Hain, Cecilia Leahy, Ann Friedrichsen, Eva Newman, Esther C. Clyborn, Helen Cipully, L. Venoff, C. Kelly, Lena Claro, Annie Beckhaefer and Janey Kugler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; and for statement by applicant as to proposed conditions for the use of the premises that would be unobjectionable to the owners in the area; hearing closed.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for further inspection and decision; hearing previously closed.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant, bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Richard Corbisiero.

For Opposition: Gaetano V. Polizzi.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed.

917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

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SUBJECT—Application November 17, 1955—re Appeal from a decision of the borough superintendent—frame building, business use.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Richard Corbisiero.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Rothkrug.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

50-56-BZ

APPLICANT—Burke, Green and Groh, Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrance, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert T. Groh and Stanley Eisenberg.
For Opposition: Morris B. Kurland, Gussie Goodman, Gussie Forman, Sam Horenstein, Max Fishman, Sadie Chertok, Samuel Curtis, Joseph Dines, Abraham Smaht, Alice Small, Rose Broman, Sylvia Dines, Bella Rager, Anna Elinoff, Meyer Goldman and others.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners, (1236 East 17th Street Corp., lessee).

SUBJECT—Application February 29, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th street) for a term of 5 years.

PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Harry Bermack.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to November 27, 1956, at 10 A. M. at the request of adjoining owner's representative.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.

SUBJECT—Application March 26, 1956—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Opposition: Theresa V. Schlosser.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed.

247-56-BZ

APPLICANT—J. Berman, for John and Irene Steven, owners.

SUBJECT—Application March 21, 1956—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.

PREMISES AFFECTED—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Berman, Irene Steven and John Steven.
For Opposition: S. Edward Orenstein, Irene Scotti, Rose Baker, Claire Kiernon, Grace Cosentino, Genevieve Caraccio, Lillian Tirello, Anna Feldman, Mrs. J. Esposito, Harold Kieval, R. Feldt, A. McMaster, Mrs. W. Schultz, Jeanette Cohen, Rita Brown, Miriam Elmowitz, Ann T. Elmo, Josephine Giaquinta, Jean Lomolino, Kathleen Colie, Marion Mirecki, Pearl Dinsky, Marie Imperato, Catherine Richichi and others.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed.

255-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners

SUBJECT—Application March 29, 1956—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs,

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storage room, office and sales, parking and storage of motor vehicles, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Helen S. Cohn, Beatrice I. Lang and Benjamin Lang.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for further inspection in view of the revised plans filed; hearing previously closed.

297-56-BZ

APPLICANT—Julius S. Rapson, for Nicholas J. Stravino, owner.

SUBJECT—Application April 19, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.

PREMISES AFFECTED—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Nicholas Stravino.

For Opposition: John R. Monaghan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to file corrected plan.

492-56-BZ

APPLICANT—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.

SUBJECT—Application July 10, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.

PREMISES AFFECTED—3400-3408 Baychester avenue, 2001-2021 Tillotson avenue, northeast corner and 3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed.

810-26-BZ—Vol. III

APPLICANT—H. M. Karson, for Duncan-Church Company, Inc., owner.

SUBJECT—Application reopened July 10, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use district, proposed extension of existing building and change of use from glass and toy manufacture and paper storage to factory use for ironing and pressing of laundry.

PREMISES AFFECTED—2376-2390 McDonald avenue and 33-49 Village road South, northwest corner, Block 7146, Lots 49 and 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman M. Karson and Nathan T. Oberland.

For Opposition: A. Murano, Joseph Magaresi, Anthony Gallo, Antonio Mauri, Matthew La Marca, G. Pellicone and Myer B. Pinsker.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed as being improperly before the Board.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, at the hearing it was brought out that part of the property for which applicant had applied for a variance was not in the ownership stated in the application, and the owner of such portion did not desire any variation of the Zoning Resolution; and

WHEREAS, the applicant was advised by the Board that a separation of the lots was necessary if he desired to bring a proper application before the Board.

Resolved, that the application be and it hereby is *dismissed* as being improperly before the Board.

544-44-BZ—Vol. IV

APPLICANT—Siegel and Green, for All States Holding Corp., owner.

SUBJECT—Application reopened July 26, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed use as offices and showroom, of a 5 story building of class 1 constructional required stairs not on same lot.

PREMISES AFFECTED—418-422 East 54th street, south side, 294 ft. east of 1st avenue, Block 1365, part of Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Norman Ginzburg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on July 26, 1956 subject to regular procedure, to consider proposed change of use; and

WHEREAS, a public hearing was held on this application on November 20, 1956 after due notice by publication in the Bulletin; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 2 height district; East 54th street is in residence and local retail use, B area, class 2 height districts; First avenue is in local retail use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1956 acting on Alt. Applic. 785-56, reads:

"1. Proposed use as offices & showroom in a residence use district is not permitted. Art. II, PP. 3 Zoning Res.

2. Where required stairs are not on the same lot, an easement must be filed.

3. Work on other lots must be filed on them."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 110 ft. in depth; that it is proposed to generally alter the interior facilities of the existing building by removing one of the interior stairways and provide fire wall exits into the public hall of the adjacent buildings, making available passenger elevators located in those buildings for the benefit of the subject building; that it is also proposed to install new show windows on the street floor, replacing the garage type doors and windows; that it is further proposed to modernize and paint the existing facade to upgrade its appearance and use the building for showrooms, offices and storage; and

WHEREAS, the applicant states that the subject premises consist of a plot 75 ft. front by 110 ft. deep on which there exists a fireproof five story and cellar building, equipped with a 100% automatic sprinkler system and an interior fire alarm system; that there exists two interior stairways, a garage type freight elevator, toilets and similar facilities and subdivisions to accommodate the tenancies; and

WHEREAS, the applicant states that the subject building is one of a group of three contiguous commercial buildings under the same ownership, extending through to East 53rd street; that these premises are now located within a residence use district as the result of a general rezoning of this area in 1930; that prior thereto the premises and the existing buildings thereon were located within an unrestricted use district since the adoption of the original zoning resolution and such non-conforming buildings may therefore be continued pursuant to section 6 of the zoning resolution; that the subject building was originally erected as a garage and subsequently converted to other commercial uses pursuant to variances granted by the Board; that the last variance under Cal. No. 544-44-BZ, Vol. III permitted the building to be occupied by CBS television departments; that the CBS lease is due to expire on November 30, 1956 and the owner is desirous of continuing a commercial use for the building rather than re-converting to its former garage occupancy; and

WHEREAS, the applicant contends that the existing garage type of building does not lend itself for a conversion to any use other than for commercial purposes; that demolishing the existing building for a new conforming residential building is not considered practical and would jeopardize the owner's equity in this useful existing building; that while this subject block is now zoned for residence use, it is not exclusively used for residential purposes as there exist other non-conforming uses in this block; that the proposed change in the types of use is to be entirely within the existing building, with no proposed building enlargements of any kind; that the owner intends to restrict the type of occupancy to wholesale showrooms for the trade dealing in house furnishings; that this type of use will generate a minor amount of pedestrian and vehicular traffic and will be in harmony with the other commercial uses now existing in the other buildings; and

WHEREAS, the applicant states that the present owner has held title to the property since October, 1936; that the assessed valuation of land is \$205,000 and of the buildings \$215,000 making a total of \$420,000; that the buildings were erected in 1911; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 21, 1944, as thereafter amended by resolutions adopted through November 22, 1949 by adding thereto:

"that in the event the owner desires to change the use of the building from storage and shipping to offices and showroom and storage as now proposed and as shown on plans filed with this request marked 'Received July 17, 1956', 8 sheets, such change of use may be permitted and the alteration as to the exits may be permitted as shown and proposed, *on condition* that the building shall not be increased in height or area; and that in all other respects shall comply with all laws, rules and regulations applicable thereto; that a sprinkler system and interior fire alarm system shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that this resolution supersedes the previous resolution which is due to expire; that the grant of this variance is for a term of ten years from the date of this amended resolution; that an easement agreement as to the use of the stair in the adjoining building as a required means of exit for this building shall be filed with the Department of Buildings and a copy filed with this Board; and that all permits shall be obtained, including a new certificate of occupancy and all work completed within six months from the date of this amended resolution."

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district, the erection and maintenance of a gasoline service station, sales and service, minor auto repairs with hand tools only, lubrication and car wash.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: S. Bodian, for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 7, 1956 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 155th avenue and 101st street are in a residence use, E-1 area, class ½ height district; South Conduit boulevard is in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 6, 1955 acting on N.B. Applic. 4416-55, reads:

"1. Proposed use of premises as a gasoline service station sales and service, doing minor auto repairs with hand tools; lubrication and car wash is contrary to

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Article II Sec. 3 of zoning resolution. Note premises are in a residence district."

and

WHEREAS, the applicant states that the premises consist of a plot, 157.14 ft. frontage by 120.12 ft. in depth, irregular, now vacant; that it is proposed to construct a parkway type gasoline service station; that the building will be constructed of cement stucco and seamed faced stone, pillars to be constructed of seamed faced granite; that the roof will contain wood gutters and will be of the asphalt shingle type; that there will be three glass paneled doors, one of which will lead to an automobile wash and the other two to lifts for oiling and greasing; that minor repairs with hand tools only will be conducted entirely within the building; and

WHEREAS, the applicant states that as of June 25, 1916 the property was zoned unrestricted use and the present zoning became effective on November 28, 1938; that originally the area zone was D and as of November 28, 1938 it was changed to an F area and the present area designation became effective July 22, 1954; that the original height area was class 1 and the present height district became effective November 28, 1938; that there are no changes pending before the City planning commission at the present time; and

WHEREAS, the applicant further states that the outside of the building will be constructed of masonry construction, wood rafters and steel sash; that the floor will be concrete flooring; that there will be four parkway type pumps located 20 ft. from the property line on the South Conduit side of the property; that the entire station will contain concrete or bituminous paving and there will be twelve 550 gallon gasoline tanks set in the ground covered with 4 in. reinforced concrete; that there will be a post standard and sign placed on a 12 in. concrete curb on both the easterly and westerly ends of the property facing South Conduit avenue; that a 5 ft. brick wall will be constructed from the easterly line of the property running southerly for a distance of 50 ft. and another 5 ft. brick wall will be constructed along the rear line of the property from the edge of the building to 101st street and another brick wall running from the southerly end of the property on the east side of 101st street beginning with a 4 ft. brick wall and diminishing to a 3 ft. brick wall for a distance of 29 ft.; that two 30 ft. curb cuts will be erected on 101st street, the nearest being within 10 ft. of the intersection of South Conduit avenue and 101st street and three 30 ft. curb cuts erected along South Conduit avenue side of the property; that there will be a planting area, 52 ft. by 57 ft. on the southeasterly end of the property which shall include all of the property located immediately behind the proposed building; that another small planting area will be located on the easterly side of the property and a final planting area along the rear property line from the edge of the building to 101st street; that in front of the planting area along the rear property line there will be placed a 6 in. by 6 in. concrete curb which shall separate the planting area from the gas station itself; and

WHEREAS, the applicant contends that the property itself is situated next to the Long Island railroad on the southerly side of South Conduit avenue; that it is surrounded by 101st street on the west and 155th avenue on the south; that immediately in the rear of said property is a small Socony-Mobil gas station; that easterly is a restaurant and bar supply outfit with four residential houses next to the restaurant and bar supply outfit; that the corner is ideally situated for a parkway type of gas station and it is requested that the Board will favorably consider this application; and

WHEREAS, the applicant states that the present owner has held title to the property since May 23, 1955 and that the assessed valuation of land is \$9,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the application was laid over for applicant to file plans, which have been filed, showing the proposed grade of the lot which will result in the filling of the lot to the south, to raise the grade sufficiently; and the committee

recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received December 23, 1955", 4 sheets, and "March 6, 1956", one sheet, and "November 16, 1956", 4 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be graded as proposed on such revised plans marked "Received August 16, 1956" and the premises shall be constructed and arranged substantially as indicated thereon; that there shall be a retaining wall toward the east, where shown, and constructed of masonry; that the wall shall also be constructed along the line of 154th avenue and returned to 101st street for a distance of approximately 25 ft.; that these walls shall also be constructed of brick masonry matching brick used on the extension of the accessory building and properly coped, to a total height above the grade of the proposed grade of the gasoline service station of 5 ft. 6 in.; that the accessory building shall be of the design and arrangement as shown thereon; that there shall be no cellar under the accessory building; that the doors to the toilet rooms shall be rearranged so as not to be contiguous; that the accessory building shall be faced with face brick on the front and two ends; that the rear may be of common brick or block; that there may be cast stone or granite used in place of the brick, as proposed; that such cast stone shall be of a type approved by the Board; that pumps shall be of a low approved type erected not nearer than 20 ft. to the building line of South Conduit avenue, as proposed; that the gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that curb cuts shall be restricted to three curb cuts each not over 30 ft. in width to South Conduit avenue and two of similar width to 101st street; that planting shall be maintained at the points indicated on such plans with suitable planting materials and properly protected with curbing not less than 8 ins. above grade and not less than six inches in width; that at the intersection there shall be erected a block of concrete extending for a distance of not less than five feet from the intersection along either street line and not less than 12 ins. in height; that where not occupied by accessory building, planting and pumps the premises shall be paved with concrete or asphaltic pavement; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard at the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line, at right angles to South Conduit Avenue, for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that on the rear and east lot lines where walls are not shown or proposed there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that under Section 7i there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

100-47-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Robert Wallis, owner.
SUBJECT—Application reopened July 17, 1956 as Vol. II
—re (decision of the borough superintendent) under

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section 21 of the zoning resolution, to permit in a residence use district, the extension to an existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Gabriel Nathan and Sidney S. Hein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application under section 21 of the zoning resolution was granted by the Board on September 30, 1947, permitting in a residence use district the extension to an existing structure on the first floor using more than the area permitted; and

WHEREAS, under Cal. No. 519-56-A an application was filed by Gabriel Nathan for Robert Wallis, for variation of the provisions of Sections 171 and 172 of the Multiple Dwelling Law, relating to height, bulk and required open spaces in connection with the alteration of the building in question to a multiple dwelling; and

WHEREAS, on July 17, 1956, the Board reopened Cal. No. 100-47-BZ, to be set for hearing with reference to such application for Multiple Dwelling Law variance under Cal. No. 519-56-A and as to rear yard as previously permitted; and

WHEREAS, a public hearing was held on this application on November 20, 1956, after due notice by publication in the Bulletin; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 30, 1947, by adding thereto:

"that the conditions of the resolution as adopted September 30, 1947 may be continued as to the rear yard and the laboratory as permitted, *on condition* that the requirements of the resolution adopted by the Board this day under Cal. 519-56-A as to changing the classification of the premises to a Class A converted dwelling are complied with; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

519-56-A

APPLICANT—Gabriel Nathan, for Robert Wallis, owner.

SUBJECT—Application June 26, 1956—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 171(1) and 172(1) of the Multiple Dwelling Law re height, bulk and legal yard required at rear.

PREMISES AFFECTED—11 East 67th street, north side, 225 ft. east of 5th avenue, Block 1382, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Gabriel Nathan and Sidney S. Hein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated June 12, 1956 on Alt. App. 742-56 reads:

"A-1. The above building not acceptable as a Converted Dwelling as the bulk and volume has been increased after April 18, 1929, in that the height of the building has been increased from 5 to 6 stories and therefore is contrary to Sec. 171 of the M. D. Law.

A-2. The above building not provided with a legal yard at rear as per Sec. 172 subd 1 of the M. D. Law."

and

WHEREAS, the applicant states the building is six stories, 67 ft. in height, 23 ft. front by 98.5 ft. in area, at street level, 23 ft. front by 52 ft. in depth at typical floor level, of class 3 construction, erected 1881, and used and occupied since 1881 as follows: cellar—boiler room and storage; basement to fifth floors, inclusive,—dwelling, one family including the accessory practice of medicine; and

WHEREAS, Certificate of Occupancy 17215, issued January 7, 1931, against Alt. App. 616-29, permits the use of the building as a one-family dwelling; and

WHEREAS, the applicant states it is now proposed to alter the building and use and occupy it as follows: cellar—boiler room and storage; no persons; basement and first floor, combined—dwelling, one family, including the accessory practice of medicine, 4 persons; 2nd and 3rd floors, combined dwelling, one family, including the accessory practice of medicine, 4 persons; 4th floor—dwelling, one family; 5th floor—dwelling, one family; that the building is provided with one 3 ft. wide interior wood stairs enclosed in partitions of wood studs and plaster, equipped with hard-wood self-closing doors; stairhall leads direct to street and is provided with access to roof by circular stair and bulk-head; and

WHEREAS, the applicant states the building is four and six stories, of class three construction, which it is proposed to convert to a class A multiple dwelling with accessory practice of medicine; and

WHEREAS, the applicant contends as to Objection A-1, issued by the borough superintendent, that Section 171(1) of the Multiple Dwelling Law prohibits a conversion to a multiple dwelling of a building whose bulk and volume has been increased since April 18, 1929; that Alt. App. 616-29, for the construction of an additional story was filed March 30, 1929, and permit issued May 3rd, 1929; and

WHEREAS, the applicant contends as to Objection A-2, issued by the borough superintendent relating to insufficient rear yard as required under Section 172(1) of the Multiple Dwelling Law, that the required rear yard together with other open spaces should equal an area 13 ft. by 23 ft. or 299 sq. ft.; that the actual open area equals 75 sq. ft.; that the deficiency amounts to 224 sq. ft.; that the building was erected as a five story private residence with three story extension under N. B. App. 777-1881, that an additional story was constructed on the rear extension under Alt. Appl. 1036-1908 and the elevator installed under Alt. App. 877-1913; that in 1929 a penthouse story was added to the main building under Alt. App. 616-29 for an area 23 ft. by 52 ft. 2 in. and Certificate of Occupancy 17215 issued; that in 1943 permission was granted under B. N. App. 1804-43 to use the premises as a club for the armed services for a period of six months and no certificate of occupancy was issued; that the building was purchased in 1945 by the present owner and altered for use as residence and for practice of medicine under Alt. App. 745-45 at which time an application was filed with the Board for a variance under Cal. No. 100-47-BZ to permit the construction of a one story laboratory on the ground floor rear using more than the permitted area of the lot and such variance was granted and the work completed; and

WHEREAS, the applicant further contends that nearly all of the buildings in the square block enclosing the subject property contain extensions varying from one to five stories in height built up to or near to the rear lot line; that the property to the rear on Lot 63, is built right up to its rear lot line as is the property on Lot 64 to the rear of Lot 9 adjoining the site; that the building on Lot 11 immediately

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adjoining the site to the east is built up to the rear lot line; that in this block there are three apartment houses, 14, 16 and 19 stories in height and 4 converted dwellings, one of which, on lot 9, immediately adjoins the premises in question; that on the opposite side of the street in Block 1381 there are three apartment houses of 5, 7 and 13 stories and four converted dwellings; that the granting of this application would benefit the owner and the public interest without adversely affecting anyone, while a denial would harm the owner without benefiting anyone; that the proposed occupancy is low; that all other requirements of the Multiple Dwelling Law will be complied with and the public halls will be sprinklered in compliance with Section 187 of the Multiple Dwelling Law.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 742-56, Objections No. A-1 and A-2, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the alteration of the existing building to a Class A converted dwelling, substantially as proposed and indicated on plans filed with this application, marked "Received June 26, 1956", 10 sheets, and to permit the continuance of the existing rear yard, as permitted under resolution adopted by the Board under Cal. No. 100-47-BZ on September 30, 1947, *on condition* that the requirements of Article VI of the Multiple Dwelling Law shall be complied with in all other respects; that the main or street floor, a technical basement, and the floor above shall be occupied as one duplex apartment for the owner and may be used by him in the practice of medicine, residing and maintaining the professional office proposed in the apartment; that the second and third floors may be constructed as an apartment for use by the doctor practicing medicine and residing in such apartment; that the apartments proposed on the upper floors may be rented for usual residential occupancy; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

91-55-BZ—Vol. II

APPLICANT—Larry Meltzer, for Mace Service Stations, Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, garage for more than 5 motor vehicles, greasing, car washing and auto repairs.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on August 17, 1956 subject to regular procedure, to consider revised plans; and

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; laid over to November 20, 1956, for applicant to file additional plans of existing conditions; and

WHEREAS, the district maps accompanying the zoning

resolution show that the site, Barbey street and Liberty avenue are in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1956 acting on Alt. Applic. 3388-54, reads:

"1. Plans submitted for approval are not in agreement with those approved by Bd. of Standards & Appeals under Cal. 91-55-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 150 ft. in depth, on which is located a gasoline service station, garage for more than five motor vehicles, greasing and auto repairs; that it is proposed to reconstruct existing gasoline station, garage for more than five motor vehicles, greasing, car washing and auto repairs; and

WHEREAS, the applicant states that this entire plot was in an unrestricted use district until May 15, 1941 when it was changed to its present status; and

WHEREAS, the applicant further states that in June 1954 a fire destroyed the entire roof of the building; that on July 6, 1955, the Board granted a variance permitting the reconstruction of the garage and gas station, but the work authorized by this variance has not yet started; that these premises have now changed ownership; that the new owners purchased the premises on March 1, 1956 and they propose to alter this building by setting back the garage wall 54 ft. from the Liberty avenue building line and create a new arrangement of vehicular openings; that within this 54 ft. setback it is proposed to maintain a gasoline selling station; and

WHEREAS, the applicant contends that there is no change in the size of the plot and no change in the use and occupancy from that previously approved by the Board; that the gas station is being changed to provide a more modern and efficient arrangement, by removing a small island-type office arrangement and increasing the depth of the gas station for more open area and greater maneuverability; that the proposed changes are an improvement to the general appearance of the station and as a result improves the entire area; and

WHEREAS, the applicant states that the present owner has held title to the property since March 1, 1956; that the assessed valuation of land is \$19,000 and of the building \$12,500 making a total of \$31,500; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 6, 1955 by adding thereto:

"that in the event the owner desires to make changes in the lay-out as now proposed and as shown on revised plans marked 'Received October 30, 1956', 2 sheets, such changes in the reduction of the existing garage building resulting in the enlargement of the gasoline selling area may be permitted *on condition* that in all other respects the resolution above cited shall be complied with where not inconsistent with the terms of this amended resolution; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

219-55-BZ

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application March 18, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the occupancy of a frame building for a factory use (manufacture of aluminum grille doors).

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

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APPEARANCES—

For Applicant: Max Horn, Maurice Krug and Elliot P. Marchant.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; laid over to November 20, 1956, for applicant to file additional information as to coverage of objections of the Department of Buildings; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Merrick boulevard are in a retail use, D area, class ½ height district; 218th street is in retail and residence use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 19, 1956 acting on Alt. Applic. 2506-54, reads:

"3. Occupancy of a building for factory use in a Retail Use District is contrary to Article II Sec. 4A of the Zoning Resolution."

and

WHEREAS, the decision of the borough superintendent, dated November 15, 1956 acting on Alt. Applic. No. 2506-54, reads:

"3. Occupancy of a building for factory use in a Retail use district is contrary to Art. II Sec. 4A and Sec. 6 of Zoning Resolution. Note part of building is existing."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 91.5 ft. in depth, irregular, on which is located a one story building of class 4 construction, 53 ft. front, 62 ft. in depth, irregular; that it is proposed to occupy frame building as factory for the manufacture of aluminum grille doors; and

WHEREAS, the applicant states that the premises under appeal consists of a plot on the north side of Merrick boulevard distant 146.01 ft. west of 218th street, with a frontage of 60 ft. on Merrick boulevard and a depth of 71.5 ft. and 72.07 ft. respectively, with a 20 ft. by 40 ft. addition; that on this plot is an existing frame building purchased May 19, 1954 by the present owner for the manufacture of aluminum door grilles; that it is now zoned retail use, D area and ½ height, having been changed from business D to retail D on January 21, 1947; and

WHEREAS, the applicant states that the present owner purchased the property on the strength of its prior uses, namely, that the building was used for an auto paint and spray shop under N. B. 381-22 and later included also auto repair work; that in 1946, Mr. Max Gelfand purchased the property and leased it to Hines and Toomey who carried on the auto repair and spraying business until 1948, when Mr. Gelfand used it for manufacturing wood screens, storm sash and doors until about the time the present owner purchased the property in May, 1954; that in April 1956, the owner acquired a 20 ft. by 40 ft. interior lot, which enlarged his plot by 800 sq. ft.; that the proposed building was simplified by lining it up in the rear, with the shortened original building; that objection No. 3 issued by the borough superintendent should not apply in this case because the building had been used for auto painting and spraying and built for that purpose under N. B. 381-22 and later used also for auto repair work; that all this was long before the change in zone on January 21, 1947 from business D to retail D; and

WHEREAS, the applicant contends that the use of this building for the manufacture of aluminum screen door grilles is clearly a far cleaner and certainly a much safer,

quieter use than auto painting, auto repairs etc.; that furthermore the existing building looks more like a modern store than a factory; that the new addition will further improve the building; that the neighbor in the rear on 133rd road is particularly pleased because the existing building will be cut down in the rear about 9 ft.; that the side addition will line up in the rear with this shortened original building; that loading and unloading will be within the building; and

WHEREAS, the applicant states that objection No. 3 reads "Occupancy of a building for factory use in a retail use district is contrary to Art. II Sec. 4A and 6 of the zoning resolution. Note—part of building is existing"; that the existing frame building was built under N. B. 381-22 for an auto paint and spray shop and that this was then in a permissible zone; that the objection actually refers to the extension or enlargement of a legally existing building for factory use; that the Board is requested to grant the variance to permit the enlargement of this building for the manufacturing of aluminum grilles and allied items, because the present use and the same use in the enlarged building, while technically a factory, is in appearance and desirability much better than the original uses, and the building and uses are welcomed by the neighbors as attested to by the consents filed; and

WHEREAS, the applicant states that the present owner has held title to the property since May 19, 1954; that the assessed valuation of land is \$6,000 and of the building \$2,500 making a total of \$8,500; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the occupancy for factory use throughout of the existing building and the extension, as proposed and indicated on plans filed with this application, marked "Received June 4, 1956", 5 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day by resolution adopted under Cal. 549-56-A; that the use of the building shall be as stated and for no other use; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

549-56-A

APPLICANT—Max Horn, for Tru-Art Aluminum Grille Co., Inc., owner.

SUBJECT—Application July 24, 1956—Appeal from a decision of the borough superintendent—re use of frame building for business.

PREMISES AFFECTED—217-03 Merrick boulevard, north side, 146.01 ft. west of 218th street, Block 12956, Lot 36, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, Maurice Krug and Elliot Marchant.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

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THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated November 15, 1956, on Alt. App. 2506-54, reads:

"1. Proposed extension of existing frame building used for business and to be used for business is contrary to Sec. 4.2.1. BC. Note: proposed extension is of class 3 construction.

"2. Occupancy of a frame bldg. and the proposed addition for factory use, less than 25 ft. from non-fireproof surrounding buildings is contrary to Sec. 270 of Labor Law.

"4. Extension of a frame building within the fire limits is contrary to Sec. 4.1.2. and 4.2.3. of the Building Code."

and

WHEREAS, the applicant states the building is one story, 16 ft. in height, of class 4 construction, 27 ft. front by 71 ft., irregular, in depth, erected 1922, located on a lot 60 ft. front by 92 ft., irregular in depth, now in a retail use, D area, class ½ height district, and used and occupied since 1954 as follows: cellar—boiler room; 1st floor—auto painting and mo.or vehicle repairing for which no certificate of occupancy has been issued; and proposed to be used and occupied on the first floor for the manufacture of aluminum door grilles, 11 persons; cellar to be filled in; the building will be increased in area to 58 ft. 2 in. by 62 ft., irregular, in class 4 construction; and

WHEREAS, the applicant states that there is an existing frame building on the lot purchased May 19, 1954, by the present owner, for the manufacture of aluminum door grilles; the building was erected as an auto paint and spray shop under N.B. 381-22, and later changed to include motor vehicle repairs; that the building was used by Heinz & Toomey for auto repairs and spraying until 1946 when its use was changed from manufacturing wood screens, storm sash and doors, until the present owner purchased it in 1954; and

WHEREAS, the applicant contends as to Objection No. 1, issued by the borough superintendent, that the existing frame building was built for a paint and spray shop under NB 381-22; that the proposed extension is of masonry construction and is attached to the existing building; that the completed unit as indicated on the plans involves removing about 9 feet of the rear of the present frame building and closing in the balance of this old building with a masonry wall; that in effect, the completed building will have only one frame wall left, and the parts of this wall less than 3 ft. from the west lot line will be brick filled; and approaches in fire rating almost that of a full masonry building; and

WHEREAS, the applicant contends as to Objection No. 2, issued by the borough superintendent, that the old building when cut down in size will be over 25 ft. from the dwelling in the rear, not counting the garage of that dwelling; that while this is technically a factory and does not conform with Sec. 270 of the Labor Law, it does not constitute any hazard because of the nature of the business, and is certainly less hazardous than the former uses of paint and spray shop, and later wood screens, etc.; and that the Board is respectfully requested to grant this because of the better conditions than the former uses; and

WHEREAS, the applicant contends as to Objection No. 4, issued by the borough superintendent, that the Board is respectfully requested to grant this variance because the frame building was constructed under an approved plan, NB 381-22, and that the new addition, replacing the rear frame wall with a masonry wall corrects this condition; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated July 19, 1956, acting on Alt. App. 2506-54, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the proposed extension shall be of Class 3 construction; that the existing frame building shall not be increased in height or area and shall be fire-retarded as to the cellar and first floor ceiling; that in all other

respects the building and occupancy shall comply with the requirements of the Building Code, the Labor Law and all other rules and regulations applicable thereto and the requirements of the resolution adopted by the Board this day under Cal. 219-55-BZ.

Adjourned: 3:10 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

984-54-SM

APPLICANT—Inland Steel Products Company, owner.

SUBJECT—Application for consideration—reopened March 13, 1956 for admendment to resolution as to additional sections of Cellufloor and the use of this material as a component part of a three hour floor construction—re Cellufloor (cellular steel floor panels); previously approved.

APPEARANCES—

For Applicant: George A. Campbell, Jr.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly ... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 984-54-SM

Subject: Amendment to resolution as to additional sections of Cellufloor and the use of this material as a component part of a three hour floor construction.

Inland Steel Products Co. Milwaukee Wisconsin requested by letter dated February 17, 1956 that the resolution adopted February 15, 1956 under Cal. No. 984-54-SM be amended so as to include additional sections of cellular steel floor and the use of this material as a component part of a fire proof floor construction. The application was reopened by a vote of the Board March 13, 1956.

Purpose

The material is a steel structure sub-floor panel, which, in conjunction with its protective ceiling is used as a fire resistive floor.

Description

The panels are manufactured from 12, 14, 16 and 18 gauge Grade C steel conforming to A.S.T.M. A-245. This standard requires that the steel have the following properties:

Tensile strength = 55,000 p.s.i.
Yield Point = 33,000 p.s.i.
Elongation in 8" (standard flat specimen) = 18%
Elongation in 2" (standard sheet specimen) = 22%

The steel sheets are galvanized and the coating has a zinc weight of not less than 0.5 ozs. per sq. ft.

The top surfaces is fluted with grooves not less than 1½ inches deep, 2 inches wide and spaced 6 inches on center. The cross section of the panels have webs spaced two per 6 inches and have a ratio of top horizontal surface width between webs to thickness of metal not exceeding 90.

Inspection and Test

The physical properties of the sections are contained in the Inland Steel Products Co. catalogue. These values

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have been checked by physical tests conducted at the applicant's plant located in Milwaukee, Wisconsin in the presence of Asst. Engrs. J. A. Darts and G. Sklenarik, Committee on Test and M. G. Robertson representing the applicant.

Test procedure.

Deflection tests were conducted on the following specimens with the following results:

1. Specimen	Span	Deflection at Design Load	
		Theoretical	Actual
1. B-18	10'-0"	1.12	0.93
2. B-16	10'-0"	1.08	1.02
3. B-14	12'-0"	1.52	1.52
4. C-18	15'-0"	0.79	0.79
5. C-14	19'-3"	1.52	1.52
6. BF-18-16	6'-0"	0.270	0.242
7. BF-16-16	7'-0"	0.40	0.40
8. BF-14-14	7'-0"	0.394	0.345
9. FB-18-16	7'-0"	0.47	0.46
10. FB-16-16	7'-0"	0.47	0.42
11. FB-14-14	8'-0"	0.59	0.56
12. BB-18-18	9'-0"	0.43	0.43
13. BB-18-16	9'-0"	0.41	0.41
14. BB-16-16	12'-0"	0.79	0.77
15. BB-14-14	10'-0"	0.561	0.478
16. BB-12-12	15'-6"	1.345	1.20
17. CF-18-16	12'-0"	0.402	0.317
18. CF-16-16	14'-6"	0.63	0.63
19. CF-14-14	16'-0"	0.77	0.69
20. FC-18-16	15'-6"	0.83	0.75
21. FC-16-16	14'-6"	0.69	0.68
22. FC-14-14	16'-0"	0.83	0.83
23. FC-14-12	20'-0"	1.36	1.20
24. BC-16-16	17'-6"	0.82	0.82
25. BC-12-12	19'-6"	1.00	0.98
26. CC-16-16	19'-9"	0.75	0.69

The loading for the deflection tests were conducted in accordance with the requirements of C26-626.0 Administrative Building Code.

Web strength tests were conducted on the following specimens with the following results:

Section	Span	Theoretical	Actual
C-18	7'-0"	1590 lbs.	5220 lbs.
C-16	7'-0"	2690 lbs.	7200 lbs.
B-16		3360 lbs.	9200 lbs.

It will be noted that the tests were conducted to demonstrate that the panels are designed according to engineering practice as recommended by the American Iron and Steel Institute in their specifications for the Design of Light Gauge Steel Structural Members published in the Light Gauge Steel Design Manual dated January 1949.

A fire test was conducted at the Underwriters Laboratory in Chicago, Illinois, in the presence of the same persons witnessing the load test. The test was conducted in accordance with the requirements of C26-588.0, C26-589.0 and C26-590.0 Administrative Building Code.

The construction of the test panel was as follows:

The Cellufloor units, designated as a BB section, were installed in such a manner that the units rested on the outer edges of the furnace and also rested on a 12 inch 27 lb. I beam so that the construction was basically two simple beams. Where the two units of Cellufloor met at the I beam a 6 inch 16 gauge cover plate was installed and the whole upper section of the floor was protected by means of 3 1/4 of 2500 p.s.i. structural sand and gravel concrete. The under side of the floor was protected by a metal lath and perlite gypsum plaster ceiling; this ceiling was installed in the following manner. Wire ties, 18 gauge galvanized, were hooked over the joining legs of the cellufloor panels every 2'-0" and 0'-4.8 inches along the length of the panel, the loose end of the wire was then tied to 3/8 inch high rib lath and the lath was drawn up snug against the under side of the cellufloor units. A mix of 100 lbs. of fibered gypsum to 2 1/2 cu. ft. of perlite is applied in two coats to a thickness of 1 inch is applied to the metal lath.

The structural beam is protected by wrapping the beam with the same type of lath, without any air space at the bottom flange, and then applying 1 1/2 inches of 1:2 1/2; 1:2 1/2 perlite plaster.

The complete assembly successfully met the fire hose stream tests as required under C26-588.0, C26-589.0 and C26-590 Administrative Building Code. The beam received a four hour fire resistive rating and the floor received a five hour resistive rating.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test is of the opinion that Inland Steel Products Co. material known as Cellufloor Sections B, C, BF, FB, BB, CF, FC and BC are designed in accordance with engineering practice as recommended by the American Steel Institute in their specifications for the Design of Light Gauge Structural Steel Members, as published in Light Gauge Steel Design Manual dated January 1949 and accordingly recommends the approval of Cellufloor (Cellular steel floor panels) as manufactured by Inland Steel Products Co., for loads and deflections as calculated by the manufacturer in accordance with the formulae set forth in the above-mentioned manual; for use under the provisions of C26-241.0 as floors in non-fire-proof Class 3 buildings where no fire resistive rating is required; for roof construction under C26-241 and C26-243.0 when proportioned for loads as provided in C26-347.0, when protected with approved roof surfacing. Approval is further recommended for the use of the panels under C26-618.0 where fireproofing protection is omitted by the code from trusses.

It is further recommended that the bearing on supporting steel shall not be less than 3 inches; each panel shall have one 3/4 by 1/8 weld to supporting steel at each end; longitudinal joints to be welded at not more than 4'-0" on centers (all welding to comply with the Fusion Welding Rules of the Board); all welds to be coated with sealing coat of paint.

Openings in any floor or roof construction greater than 30 sq. inches must be reinforced with compensating steel.

The Committee further recommends that the sections herein described may be used as a floor or roof construction in Class I and Class II buildings as set forth under C26-239.0 and C26-240 Administrative Building Code when the floor or roof is constructed as herein described; consisting of the cellular steel panel, 3 1/4 inches of 2500 p.s.i. sand and gravel concrete on top and protected with a 3/8 inch high rib lath, drawn snug against the lower plane of the cellular panels, and 1 inch of perlite plaster (1:2 1/2, 1:2 1/2 mix) when applied in accordance with the requirements of C26-464.0 Administrative Building Code, to the face of the lath and further that any structural steel beams that forms part of this construction shall be protected with 1 1/2 inches of perlite plaster applied to 3/8 inch high rib lath, drawn snug against the beam.

The Committee further recommends that all plans filed with the Department of Buildings showing the proposed use of this type of construction shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 984-54 SM" and further that all invoices, bills of lading and for bills of material shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of February 15, 1956 in accordance with the above report.

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1014-54-SA

APPLICANT—The Bica Co., owner.

SUBJECT—Application December 17, 1954—Sonic Ray Heaters (gas-fired), Models D, F, T, AD, AF and AT, approval of.

APPEARANCES—

For Applicant: Irving F. Poerass and Guy Conforti.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 1014-54-SA

Subject: Sonic Ray Heaters (Gas-Fired) Models D, F, T, AD, AF and AT.

The Bica Company of Girard, Ohio, owner-manufacturer, filed December 17, 1954 an application with the Board of Standards and Appeals for approval of the Sonic Ray Heaters (gas-fired) models D, F, T, AD, AF and AT under the provisions of C-19-91.0 Administrative Code and the requirements of the Fire Commissioner.

Purpose

Salamanders for providing heat for the setting of concrete and drying of plaster during cold weather.

Description

The Sonic Ray Heaters are cylindrical shaped salamanders designed to burn liquefied petroleum gas (propane).

The heaters consist of an outer steel shell mounted on four legs. A head plate is secured by brackets to the outer shell. The head plate carries an inner cylindrical heat deflector that fits concentrically into the shell. Below the inner heat deflector is a jet type burner so placed that its flame impinges on the under side of the deflector. This causes the flame to come up the sides of the heater between the deflector and the outer shell, heating the top and sides of the unit.

The fuel, propane gas, is supplied to the burner from a standard I.C.C. cylinder equipped with a non-adjustable type regulator which is factory set for a pressure not to exceed 11 inches w.c. and a heavy wall neoprene hose made with threaded connections.

The heaters are available with a pilot light and Minneapolis-Honeywell automatic gas shut-off valve. In addition the T models have temperature control.

Models AD, AF and AT are rated at 50,000 BTU per hour input.

Models D, F and T, are rated at 85,000 BTU and up. The higher heat rating is accomplished by using a larger burner orifice or by increasing gas pressure.

Inspection and Test

Sample heaters were inspected at the Stilcon Sales Corp., Long Island City. Present were Asst. Engr. G. F. Sklenarik, Committee on Test and representatives of the applicant.

A model F unit was tested for operation and automatic gas shut off. Automatic gas shut off was effected within 60 seconds after flame extinguishment.

Recommendation

Sonic Ray Heater models AD, AF and AT rated at 50,000 Btu hour input have been tested and found to conform to the safety standards of the American Gas Association for unvented space heaters. Models D, F and T, because of their higher input ratings, are not acceptable to the American Gas Association as unvented space heaters. Since models D, F and T are not designed for venting, the Committee on Test recommends the approval for use in New York City as unvented salamanders, only the Sonic Ray Heaters, Models AD, AF and AT when equipped with automatic gas

shutoff valves under the provisions of section C-19-91.0 Administrative Code, the requirements of the Fire Commissioner and Rule 2.7 of the Rules of the Board for the Erection, Alteration, Repair, Excavation for and Demolition of Buildings and provided each such appliance will bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1014-54 SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

870-38-SM

APPLICANT—Keasbey & Mattison Company, new owner.

SUBJECT—Application for consideration—reopening for report as to change of ownership—re Barber Built-Up Roofs and Asphalt Shingles; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

637-41-SM

APPLICANT—Fibreboard Paper Products Corporation, new owner.

SUBJECT—Application for consideration—reopening for report as to change of corporate name—re Pabco Mastipave (asphalt mastic floor surfaced); previously approved.

APPEARANCES—

For Applicant: Felix J. Turtur.

ACTION OF BOARD—Application reopened for report as to change of corporate name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

41-47-SM

APPLICANT—Ceco Steel Products Corp., owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Ceco Protection and Ceco Security Solid Section Fire windows; previously approved.

APPEARANCES—

For Applicant: H. E. Machamer and H. F. Kastner.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

42-47-SM

APPLICANT—Ceco Steel Products Corporation, owner.
SUBJECT—Application for consideration—reopening for report as to additional models—re Ceco Residence Light Casement previously approved.

APPEARANCES—

For Applicant: H. E. Machamer and H. F. Kastner.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

43-47-SM

APPLICANT—Ceco Steel Products Corp., owner.
SUBJECT—Application for consideration—reopening for report as to additional models—re Ceco ¾ Hr. Test Steel Windows Pivoted, Commercial Projected and Architectural Projected; previously approved.

APPEARANCES—

For Applicant: H. E. Machamer and H. F. Kastner.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

44-47-SM

APPLICANT—Ceco Steel Products Corp., owner.
SUBJECT—Application for consideration—reopening for report as to additional models—re Ceco Intermediate Casements (solid section fire windows); previously approved.

APPEARANCES—

For Applicant: H. E. Machamer and H. F. Kastner.

ACTION OF BOARD: Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

829-53-SM

APPLICANT—Twin-Boro Cement Block Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional block sizes—re Twin-Boro Cement Block Corp., Waylite Concrete Building Block; previously approved.

APPEARANCES—

For Applicant: None

ACTION OF BOARD—Application reopened for report and test, if necessary, as to additional block sizes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.

SUBJECT—Application for consideration—reopening for report as to additional trade names—re Nesbitt Gas-fired Unit Heater, Models G25-F, G50-F, G75-F, G100-F, G130-F, G170-F and G200-F; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

17-55-SA

APPLICANT—Cole Distributors Corp., for Apex Electrical Mfg. Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Apex Wash-A-Matic, Model CM5-6000; previously approved.

APPEARANCES—

For Applicant: A. E. Adikes.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

29-56-SM

APPLICANT—E. I. Du Pont De Nemours & Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional fabric—re Fabrilite V-8113-FR (flame resistant vinyl plastic coated glass fabric for use on folding doors); previously approved.

APPEARANCES—

For Applicant: William B. Burns.

ACTION OF BOARD—Application reopened for report and test, if necessary, as to additional fabric.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

383-56-SM

APPLICANT—Greenline Metal Products, Inc., owner.

SUBJECT—Application May 10, 1956—Greenline Emergency Release (lock release) Model F-2.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Taken off calendar and referred to engineer for amendment; applicant will be notified.

221-55-A—Vol. II

APPLICANT—Charles L. Koester, for Joseph Casa, owner.
SUBJECT—Application reopened September 18, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—relating to changes in arrangement and occupancy.

PREMISES AFFECTED—266-14 East Williston avenue, south side, 44.59 ft. west of 267th street and 84-20 267th street, southwest corner of East Williston avenue, Block 8811, Lots 22 and 28, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated July 20, 1956, on N. B. Apps. 862 and 863 of 1955, reads:

"1. Proposed changes are contrary to Bd. of Standards & Appeals ruling per 221-55-A and may be submitted for their reconsideration."

and

WHEREAS, the applicant states that as to 266-14 East Williston avenue, located on Lot 22, to which N. B. App. 862/55 applies, that this lot is located almost entirely within the local retail use, D area district, and that it is proposed to attach a one car garage to the east side of the dwelling, the garage to be built of concrete blocks with a brick front; and it is also proposed to finish the attic with three rooms and bath to be used as a second apartment, making this a two-family dwelling; and

WHEREAS, the applicant states as to premises 84-20 267th street, southwest corner of East Williston avenue, located on Lot 28 to which N. B. App. 863/55 applies, that permission is requested to reverse the building but leave the garage in the same position as formerly approved under Cal. No. 221-55-A, Vol. I, and to finish three rooms and bath in the attic and to occupy this building as a single family dwelling as previously permitted; and

WHEREAS, the applicant states that the remaining building subject to action by the Board under Volume I of this appeal, to which N. B. App. 864/55 applies, located at 84-26 267th street, will remain unchanged and this application does not now apply to that building.

Resolved, that the decision of the borough superintendent, dated July 20, 1956, acting on N. B. App. 862 & 863/55 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the changes as proposed and as indicated on plans filed with this appeal marked "Received July 20, 1956" (7 sheets), *on condition* that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto and the requirements of the resolution adopted May 10, 1955, where not inconsistent with the terms of this amended resolution.

668-55-A

APPLICANT—Hurley and Hughes, for Chase Manhattan Bank, owner.

SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward J. Hurley.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated August 5, 1955, on Alt. App. 418/55 reads:

"Provide two means of egress for all tenants all floors leading directly to the street and enclosed as required by Sect. 271 of the Labor Law and Rules of B. S. & A. Floors shall include cellar and 1st floor.

"A fire escape is not acceptable as a second means of egress in a factory bldg. over 5 stories high. 271 L.L."

and

WHEREAS, the applicant states the building is 6 stories, and penthouse, 75 ft. in height, 29 ft. by 76.2 ft. in area,

of class 3 construction, erected prior 1870, located in a retail use, B area, class 2½ height district, and used and occupied since prior to 1916 as follows: sub-cellar—boiler room, no persons; cellar—pen repairs and book storage; 1st floor—stores, 10 persons; 2nd floor—to 6th floors inclusive—manufacturing clothing and the repair and sales of business machines, 18 persons on the 2nd, 5 on the 3rd, one on the 4th, 3 on the 5th and 8 on the 6th; penthouse, manufacturing jewelry, number of occupants not stated; no change in use or occupancy is now proposed. The building is with an interior fire alarm system and regular monthly fire drills are maintained; there is one interior steel stairs with slate treads enclosed in fireproof and fire retarded partitions, equipped with kalamein self-closing doors; stairhall leads from penthouse direct to street, in addition, there is a fire escape on the Fulton Street side extending to roof by ladder and to street by counterbalanced ladder; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation 705 was issued January 28, 1955 for occupying the building as a factory with 13 persons at manufacturing throughout the building, including the cellar, contrary to its approved use as an office building; and

WHEREAS, the applicant states the building was erected prior to 1870 and the penthouse added in 1870; the Fire Department records show the building occupied as store and lofts in 1915, and most of the building occupied for light manufacturing in 1919, including eye-glass grinding, jewelry repairing, tailoring, clock repairing, jewelry engraving and photo studios; that the exits were legalized in 1919 under Fire Department Order No. 90482LF and the fire alarm system installed under Fire Department Order No. 93408LF; that inspection in 1933, showed the occupancy unchanged; that the net rentable area on the 2nd to 6th floors is 1367 sq. ft. per floor; that the occupancy averages 10 persons per floor; that exits consist of a 3 ft. wide fire retarded stairway and a Labor Law fire escape; that as all of the manufacturing in the building is of the light type, such as watch repairing, typewriter repairing, pen repairing, tailoring, and jewelry repairing, shirtmaking and as the manufacturing is limited to 25 per cent of the floor area, and as the stores on the first floor are small, it is impractical to provide a second means of egress; that there is no manufacturing in the stores; that most of the cellar is used for book storage, with no human occupancy; that in view of the long established use, the low occupancy and the small area involved, it is requested that the exits be accepted as shown on plans filed with this appeal; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 418-55, and that the appeal be and it hereby is *granted*, *on condition* that the means of exit as indicated on plans filed with this appeal, marked "Received August 22, 1955", (9 sheets), shall be maintained as proposed and the exterior fire escape along Fulton street may be permitted as a second means of exit, as shown thereon, provided there is a counter-balanced ladder to the street and that the primary means of exit extends to the roof, as shown; that the interior fire alarm system and regular monthly fire drills shall be maintained in accordance with the requirements therefor; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirements of the State Labor Law.

458-56-A

APPLICANT—Julius Eckmann, for 509 Madison Avenue Corp., owner.

SUBJECT—Application June 18, 1956—Appeal from a decision of the Fire Commissioner, re maintenance of fire drills.

MINUTES

PREMISES AFFECTED—509 Madison avenue and 28-30 East 53rd street, southeast corner, Block 1288, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Julius Eckmann.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the fire commissioner, dated June 12, 1956, reads:

"With reference to your letter of June 8, 1956, please be advised that your request for the owner of the above premises to be 'relieved of the requirement to conduct monthly fire drills' must be denied.

The State Labor Law requires this drill as well as a fire alarm in a factory building with more than 25 persons above the first story."

and

WHEREAS, the applicant states the building is 22 stories, 248 ft. in height, 100.5 ft. by 68.4 feet in area, fireproof construction, erected in 1928, located in a restricted retail use, B area, Class 2 height district; used and occupied since 1929 as follows: cellar—lunchroom and stockrooms, 25 persons; 1st floor—stores, 40 persons; mezzanine—stores and repairs, 15 persons; 2nd floor—offices, showroom, furrier, 40 persons; 3d floor—Offices, showrooms, dresses and tailor, 40 persons; 4th to 18th stories—offices and showrooms, 40 persons per floor except the 17th and 18th floors which have 40 persons each; 19th floor—offices, showrooms and dental laboratory, 40 persons; 20th floor—offices, showrooms and tailor, 40 persons; 21st floor—offices, showrooms, jeweler, and millinery manufacturing, 30 persons; 22nd floor, offices, 15 persons. No change in use or occupancy is now proposed. The building is provided with approved standpipe and interior fire alarm system and regular monthly fire drills are maintained. There is one 3 ft. 8 in. wide fireproof stairs and one fire tower; and

WHEREAS, Certificate of Occupancy #15463 issued July 26, 1929, against N.B. 393/28 permits the following: 1st floor—stores; 2nd to 21st floors—showrooms, office and factory, 60 persons per floor; pent house—apartment and contains the stipulation that not more than 25% of floor area is to be used for manufacturing; and

WHEREAS, the applicant states the building is primarily used for showrooms and offices with a small percentage used for manufacturing; that the total floor area is 95,300 sq. ft. of which 43,000 sq. ft. is used for offices; 42,000 sq. ft. for showrooms and 10,300 sq. ft. for manufacturing of which only 5300 sq. ft. is actual factory area and 5000 sq. ft. for office space in connection therewith; that the total number of factory employees is 29 persons; that the total number of persons permitted throughout the building is 1200; that of the 29 persons engaged in factory work, it is only 3% in excess of the permitted occupancy; that as the fire drill is required when more than 25 persons above the first floor are engaged in factory work, the requirements for this building is due to the excess of only eight persons at factory work; that to be required to maintain fire drills would impose a hardship, in that several hundred occupants are affected and their office and business routine would be disturbed by fire drills; that the factory work in the building is not hazardous and not of the type requiring any special permit from the Fire Commissioner; and

WHEREAS, the applicant stated that the number of persons engaged in work for a factory would be gradually decreased as statutory tenants removed and ultimately there would be no factory work in the building.

Resolved, that the decision of the fire commissioner, dated June 12, 1956, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the omission

of the fire drills, as shown on plans filed with this appeal, marked "Received June 18, 1956" (11 sheets), *on condition* that the number of persons engaged at factory work shall be less than thirty persons; and that in the event there are more than 30 persons engaged in factory work and the building is occupied throughout substantially for manufacturing, the requirement for the fire drill shall be restored; that this variance shall continue for a term of one year from the date of this resolution.

588-40-A

APPLICANT—Henry L. McCarthy, for The City of New York Department of Welfare, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 17, 1953—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—163 Bradford street, east side, 100 ft. north of Liberty avenue, Block 3691, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: John P. Sheppard and John B. Cincotta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing on December 18, 1956, at 2 P. M., to permit two publications in the Bulletin, waiving all other requirements of regular procedure except new plans to be filed by the applicant and a new decision of the borough superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

34-55-A

APPLICANT—Raybert Sales Corporation, lessee, for Lesoy Corp., owner.

SUBJECT—Application for consideration—reopening for restoration to docket—re Appeal from an order and decision of the fire commissioner re sprinkler systems; previously dismissed.

PREMISES AFFECTED—115-117 West 52nd street, north side, 195 ft. west of Avenue of The Americas (6th) Block 1005, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Peter J. Lopez.

ACTION OF BOARD—Appeal reopened, restored to the docket, and set for hearing December 18, 1956, at 2 P. M., in view of appeal having been completed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 2 P. M. for applicant to file revised plan as to rearrangement of stair enclosure.

MINUTES

640-55-A

APPLICANT—Bassons Industries Corp., owner.
SUBJECT—Application June 23, 1955—Appeal from a decision re an order of the fire commissioner—re storage of Benzoyl Peroxide—provide cabinet or vault, etc.
PREMISES AFFECTED—1424-1434 West Farms road, east side, 35 ft. north of Jennings street, Block 3017, Lot 60, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to November 27, 1956, at 2 P. M. no appearance for applicant—to be notified.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.
SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—444-446 Pearl street, east side, 195 ft. 6½ in. south of Park row, Block 118, Lot 9, Borough of Manhattan.
APPEARANCES—
For Applicant: Morris Hannes.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to November 27, 1956, at 2 P. M. for further consideration after applicant confers with examiner. A letter from the Department of Buildings dated October 13, 1956, states that Objection No. 1 of Violation #3066/55, has been complied with.

356-56-A

APPLICANT—Interboro Elevator Co., Inc.
OWNER OF PREMISES—Burton Corp. (Lord and Taylor, lessee).
SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent re Elevator Application 389-55.
PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.
APPEARANCES—
For Applicant: Wm. D. Conwell and A. E. Thurber.
For Owner: J. Gibson Fruin, M. N. Nyberg, J. H. Nyberg and E. G. Bathon.
For Administration: Samuel L. Becker and Joseph P. Dooley, Dep't of Buildings.
ACTION OF BOARD—Laid over to January 15, 1957, at 2 P. M., for information to be submitted as to general approval of elevator equipment prior to 1938; records of approval of installations prior to 1938 to be submitted; hearing continued.

460-56-A

APPLICANT—Seymour A. Mitteldorf, and U. and H. Company, owner.
SUBJECT—Application June 22, 1956—Appeal from a decision of the borough superintendent, re light diffuser (plastic) ceiling within 10 ft. of entrance.
PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan.
APPEARANCES—
For Applicant: Seymour A. Mitteldorf and Robert D. Levin.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to December 18, 1956, at 2 P. M., for inspection and decision; hearing closed.

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 15, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i, 7h and 7A of the zoning resolution, permitting in a retail and residence use district and in a Class D area, the extension and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles.

PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on November 15, 1955, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1955, by adding thereto:

“that the Board hereby affirms the resolution above cited in view of the change of zoning, as passed on by the borough superintendent under N. B. App. 355/54, under date of November 16, 1956; and to extend the time to complete so that as amended this portion of the resolution shall read:

“that in view of the statement by the applicant that plans for the construction work have been approved and contracts let, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution.”

170-50—BZ

APPLICANT—Lama, Proskauer and Prober, for Chevra Bikur Cholem Anache Luibeschow of Brownsville, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 1, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension to existing building (cellar in height) using more than the area permitted.

PREMISES AFFECTED—76-80 East 95th street, west side, 90 ft. north of Rutland road, Block 4597, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 1, 1955; and

MINUTES

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1950, as thereafter *amended* by resolutions adopted through November 1, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, but that no construction work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. App. 432/50).

469-52-BZ—Vol. III

APPLICANT—Alex Danin for Cord-Meyer Development Company, owner (Bay Terrace Cooperatives Sections 3, 4 and 5, Inc., lessee).

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the substitution of two story garden simplex apartments for each two duplex single family units, within the same building envelope.

PREMISES AFFECTED—212-14 to 212-52 16th avenue, southeast corner of 212th street, Block 5118, Lot 30; 15-15 to 15-41 and 15-47 to 15-63 212th street and 212-19 to 212-49 16th avenue, northeast corner, Block 5857, Lot 110; 15-18 to 15-42; 15-70 to 15-86 and 16-18 to 16-34 212th street, northwest corner 18th avenue, Block 5863, Lot 60; 16-21 to 16-37 212th street, southeast corner of 16th avenue, Block 5918, Lot 30; 16-41 to 16-65 and 16-71 to 16-87 212th street, southeast corner 18th avenue, Block 5918, Lot 40; 209-37 to 209-77 and 211-07 to 211-49 18th avenue, northwest corner 212th street, Block 5863, Lot 110; 18-47 to 18-59 and 18-73 to 18-95 211th street; 211-03 to 211-23; 211-27 to 211-55; 211-67 to 211-91; 211-95 to 211-99 23rd avenue; 211-02 to 211-12; 211-39 to 211-41 and 211-36 20th avenue; 18-04 to 18-28; 18-34; 20-08 to 20-24; 20-28 212th street; and 18-15 to 18-41; 211-10 to 211-34; 211-38 to 211-50; 211-54 18th avenue, southwest corner, Block 5872, Lot 2, Bayside, Borough of Queens, N.B. 7453, 7455, 7456, 7458, 7459, 7461, 7464 and 7467-52; N.B. 1466, 1467, 1470, 1473, 1474, 1476, 1477, 1478, 1479, 1480, 1482, 1483, 1484, 1485, 1489, 1490, 1491-53. Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Charles H. Mulligan, Jr. and Alex Danin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Applications reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III on June 5, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 14, 1953, under Vol. II, and June 5, 1956, under Vol. III, so as to delete therefrom buildings Nos. 1 to 18, inclusive, filed with the borough superintendent under N.B. App. 1474 to 1491 of 1953, inclusive; that other than as herein *amended* the resolutions adopted by the Board July 25, 1952, July 14, 1953 and June 5, 1956, shall be complied with in all other respects.

674-52-BZ

APPLICANT—Lama, Proskauer and Prober and Ingram S. Carner, for Hempstead Merrick, Inc., new owner.

SUBJECT—Application for consideration—reopening for amendment as to pump island—re Application (decision of the borough superintendent); previously granted on condition, under section 7f, 7i, 7A and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, sale and storage of accessories and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; all for a term of fifteen years.

PREMISES AFFECTED—21-04 21st avenue, and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, as to the owner, so that as *amended* this portion of the resolution shall read:

"Lama, Proskauer and Prober and Ingram S. Carner for the present owner, Hempstead Merrick, Inc.; former owner Sigmund S. Briger, David Minkin and Elias Thall, former owners";

and to *amend* the resolution as to pump island so that this portion of the resolution shall read:

"so as to permit the rearrangement of the pump island as shown on plans marked 'Received October 31, 1956 (one sheet), on condition that in all other respects the resolution above cited shall be complied with." (N.B. App. 4967/52.)

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of 15 years, the erection and maintenance of a gasoline service station, auto wash, lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 901-911 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 29, 1956, on certain conditions; and

WHEREAS, the resolution was amended on October 16, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 16, 1956, to permit the moving of the entire station so as to start at the proposed building line of East 105th street to accommodate the proposed widening of 20 feet as shown on revised plans marked, "Received October 23, 1956" (one sheet), as passed on by the borough superintendent under amendment to N. B. App. 1323/53, objection dated October 27, 1956, *on condition* that in all other respects the resolution above cited shall be complied with where not inconsistent with the terms of this *amended* resolution.

147-54-BZ

APPLICANT—Charles M. Spindler Associates, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application for consideration—reopening for amendment and extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a business use district, the maintenance of existing legal high speed (automatic) auto laundry and permitting the erection and maintenance, for a term of 15 years, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95. Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the resolution was amended on February 1, 1955 and June 14, 1955; and

WHEREAS, time to obtain permits and complete the work was extended on November 1, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, as thereafter *amended* by resolutions adopted through November 1, 1955, by adding thereto the following:

"to permit a revision in the arrangement of the buildings on the plot, as now shown on revised plans marked 'Received October 23, 1956' (3 sheets), *on condition* that in all other respects the resolutions above cited shall be complied with where not inconsistent with the terms of this resolution; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (N.B. 22/54)

423-54-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Peter and Rachel Federico, owners.

SUBJECT—Application for consideration—reopening for amendments—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4964, Lots 68 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 31, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeal does hereby *amend* the resolution adopted January 31, 1956, insofar as it refers to the accessory building, so as to permit the building to be one story in height instead of two as formerly approved; and of the location as indicated on revised plans marked "Received October 25, 1956", (2 sheets); *on condition* that in all other respects the resolution above cited shall be complied with; and that the exterior of the building on all sides shall be faced with face brick. (N.B. 286/54)

767-55-A

APPLICANT—Ingram S. Carner, for Peter and Rachel Federico, owners.

SUBJECT—Application for consideration—reopening for rescindment of resolution of January 31, 1956—re Appeal from a decision of the borough superintendent—re non-fireproof construction; previously granted on condition.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution of January 31, 1956 rescinded.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 31, 1956, on certain conditions; and

WHEREAS, the applicant requested a rescindment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *rescind* the resolution adopted by the Board on January 31, 1956, as no longer required in view of the amendment this day of the resolution adopted by the Board under Cal. No. 423-54-BZ, Vol. II, on January 31, 1956.

797-52-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Flavia Mesticholli, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and amendment as to relocation of pumps—re Application (decision of the borough superintendent); previously granted on condition, under

MINUTES

section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station by the demolition of existing dwelling and accessory garage, the reconstruction and extension of existing accessory building to be used as a lubritorium, car washing, motor vehicle repairs, store and office and permitting the addition of two 550 gallon gasoline tanks.

PREMISES AFFECTED—1635 Hylan boulevard, northwest corner of Alter avenue, Block 3337, Lot 27, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 28, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953, only so far as it refers to the location of the gasoline pumps so that as *amended* this portion of the resolution shall read:

"that the number of gasoline pumps shall not exceed eight and shall be of an approved low type and erected not nearer than 15 ft. to the street building line of Hylan Boulevard except that the existing pumps may be permitted to be continued in their present location until such time as the Borough President requires the sidewalks to be installed at which time the pumps shall be moved to comply with the requirements of the resolution; and to extend the time within which to obtain permits and complete the work so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution; that in all other respects the resolution above cited shall be complied with." (Alt. App. 309/52 and Alt. App. 422/56.)

928-54-BZ

APPLICANT—Larry Meltzer, for Jack and Palma Tarulli, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 21, 7e and 7f of the zoning resolution, permitting in a business use, D area district, the demolition of frame office, structure and permitting the extension of existing class 3 structure using more than the area permitted, to be used by fuel oil distributor, storage, sale and service of oil burner, parts and equipment, and permitting the use of structure as a storage garage for owner's motor vehicles, no public sale of gasoline.

PREMISES AFFECTED—8726-8730 18th avenue, west side, 103 ft. 3½ in. south of Rutherford place, Block 6402, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 22, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 22, 1955, as follows:

"*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7f as to use and Section 21 as to area, for a term of ten (10) years, to permit the extension of the building as proposed and as indicated on plans filed with this application, marked 'October 6, 1955', 1 sheet, and 'December 7, 1954', 5 sheets, *on condition* that the building shall not be increased in height or area beyond what is proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto for the use proposed in connection with adjoining and abutting buildings on the same plot operated by the owner in the fuel oil distribution business; that two additional 550 gallon gasoline storage tanks may be installed within the building for use by this owner in connection with the pump permitted by the Fire Department within the building for his private use; that any curb cut to the premises shall be subject to a legal permit therefor; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (N.B. 443/48.)

678-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Dime Savings Bank of Brooklyn, Sidney Silverman, Max Zeisk and Howard I. Goldberg, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 15, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business and residence use district, the extension of present banking facilities in a business use district, into the residence use district and the parking of patron's and executive's cars (no fee charged) in conjunction with new Drive-In Banking Booth.

PREMISES AFFECTED—8501-8523 19th avenue and 1901-1911 86th street, northeast corner and 1902-1910 85th street, Block 6345, Lots 1, 6, 9 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 15, 1955, on certain conditions; and

WHEREAS, the resolution was amended on April 3, 1956; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

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"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and that contracts have been let, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2865/55.)

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, d/b/a Nick's Service Station, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 3, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 3, 1956 by adding thereto:

"that in the event the owner desires to construct the accessory building to a total width of 83 ft. as now proposed and as shown on revised plans marked 'Received October 26, 1956' (one sheet), such changes may be made *on condition* that in all other respects the resolution above cited shall be complied with." (Alt. 1531/55.)

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

(Continued from Page 1909)

RECOMMENDATIONS

RE: ZONING RESOLUTION Section 21-C

1. Due to the size of the area proposed for change it is recommended that all property owners in area selected and within 1,000 feet, shall be notified by Registered Mail, not less than 30 days prior to hearing by the Board of Standards and Appeals.
2. Required publication in local newspaper of general circulation, of proposed change, including map or diagram of affected area.
3. The Board of Standards and Appeals, at the time the above notification is given to the property owners, shall be required to also give notice of any improvements required, such as sewers, street widening, schools, etc., in connection with, or as a result of the project construction. Estimated amount of general capital budget expenditure in connection therewith and if assessable the estimated amount and proration of the same to be charged on local property, the Borough or City at large. The said notice to be given to the property owners entitled to notice by Registered Mail.
4. Written area notices and the opportunity to approve, or reject, shall not be deemed to limit or preclude public protest, in the public interest, without regard to ownership of property in the area.

5. *Proof of ownership of the selected site must be a requirement for filing a petition by the applicant for "Project" or zone change approval.*
6. The names and addresses of all actually interested parties, members, officers and corporate stock owners or other interests, must be filed with the application to the Board of Standards and Appeals and copies shall be made available for public inspection and distribution.
7. Proof of financial responsibility for completion, plus a performance bond to insure start and completion within a stated period of time. Such time to be established and approved by the Board of Standards and Appeals.
8. As a prerequisite to any change in connection with Section 21-C or related sections, notice shall be given to the President of the Borough in which the change is to be made and shall require a record of his approval or disapproval.
9. All applicants should be required to acknowledge that they have examined the surrounding area and the zoning restrictions in effect in the adjacent area, to preclude subsequent claim of hardship or damage in connection with subsequent petitions for change in the surrounding area.
10. The application for such change shall state if separate action will be taken by the project or property owner for tax exemption, abatement or other change in taxes or valuation in connection with the construction of the project.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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SECTION 21-C

Statement to the City Planning Commission
by Reginald S. Hardy, Attorney-at-Law

I should like to take this opportunity to express my objection to the adoption of these amendments, both as a spokesman for and representative of Twenty Third Street Association, Incorporated and as an attorney who has had considerable experience in matters relating to the zoning of real property.

It would serve no useful purpose to discuss the terms of these proposed amendments in this memorandum. They purport to clothe the City Planning Commission with power to grant exemptions, exceptions or variances from the use, height and area district regulations imposed by the Zoning Resolution in cases involving so-called "large scale projects".

The term "large scale project" is not truly descriptive of the situations contemplated by these amendments. If they are adopted, some of their provisions would apply to plots of property having areas of but 75,000 square feet, or approximately one-half the size of many conventional blocks in this City. Other provisions would apply to plots having areas of 100,000 or 200,000 square feet. It is, therefore, apparent that these amendments relate to many properties which cannot be considered as the site of a "large scale project". We must, therefore, treat them as having general application throughout the City and not merely to properties involved in major rehabilitation or development programs.

I fail to see why any large scale project should require special zoning treatment. If, however, experience has demonstrated that such special treatment is necessary, I submit that it should be limited to major development programs and not extended to projects which involve only one or two city blocks.

In my opinion, the amendments under consideration are subject to the following objections:

I

The power to vary regulations imposed by the Zoning Resolution is vested in the Board of Standards and Appeals exclusively. The City Planning Commission is without power to vary such regulations.

II

All applications for variances of zoning regulations should be addressed to the Board of Standards and Appeals, which

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DOCKET

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790-56-BZ—B.M.—462-470 West 155th street and 1917 Amsterdam avenue, southeast corner, Block 2068, Lot 149, Borough of Manhattan, N.B. 155-56—re gasoline service station, car washing, minor repairs, storage and sales of accessories, parking of cars awaiting service, etc.—retail use district.

791-56-BZ—B.R.—4000-4008 Hylan boulevard, southwest corner of Nelson avenue, Block 5298, Lot 20, Great Kills, Borough of Richmond, N.B. 896-56—re reconstruction of gasoline service station to include lubritorium, car wash, minor repairs, office, sales, etc.—retail and residence use district.

792-56-BZ—B.Bx.—1565-1569 Silver street and 1501-1505 Williamsbridge road, northwest corner, Block 4079, Lots 35, 36 and 37, Borough of The Bronx, N.B. 1870-56—re gasoline service station, sale of accessories, car wash, lubritorium, parking and storage, repair shop, etc.; curb cut and show windows within 75 ft. of residence use district.

793-56-BZ—B.Q.—26-04 157th street, southwest corner of 26th avenue, Block 4849, Lot 37, Flushing, Borough of Queens, N.B. 3366-56—re area of building less than 15 ft. from street line—residence use, G-1 area district.

794-56-A—B.M.—116-120 East 56th street, south side, 132 ft. east of Park avenue, Block 1310, Lot 65, Borough of Manhattan, Amendment to Alt. 932-56—re sprinkler system; door should open outwardly, etc.

795-56-BZ—B.R.—491 Tompkins avenue, southeast corner of St. Mary's avenue, Block 4847, Lot 7, Rosebank, Borough of Richmond, N.B. 1171-56—re gasoline service station, lubrication, repair shop—retail use district.

796-56-BZ—B.B.—2082 Flatbush avenue, west side, 180 ft. south of Avenue P, Block 7866, Lot 73, Borough of Brooklyn, Alt. 3215-56—re area excessive.

797-56-A—B.M.—221-223 West 22nd street, north side, 174 ft. 3½ in. west of 7th avenue, Block 772, Lots 33 and 34, Borough of Manhattan, Amendment to Alt. 572-55—re Multiple dwelling—egress, etc.

798-56-A—B.M.—181-189 Front street and 159-163 John street, northeast corner, Block 74, Lots 10 and 11, Borough of Manhattan, Alt. 1457-56—re egress.

799-56-BZ—B.M.—7 East 30th street, north side, 164 ft. east of 5th avenue, Block 860, Lot 8, Borough of Manhattan, Alt. 1303-56—re business use (dyeing establishment)—restricted retail use district.

800-56-BZ—B.Q.—96-28 to 96-46 South Conduit avenue and 154-02 to 154-14 Cohancy street, southwest corner, 96-29 to 96-47 155th avenue and 154-01 to 154-13 Bridgeton street,

Block 11582, Lot 42, Howard Beach, Borough of Queens, N.B. 3916-56—re gasoline service station, car washing, lubritorium, minor repairs, parking of more than 5 cars, etc.—residence use district.

801-56-SA—Carrier Cooling Tower (water saver), Series 22F, manufactured by Carrier Corp., Appliance.

802-56-SM—NYN 8712 Saran/Rayon Print Cloth (flameproofed fabrics), manufactured by Chicopee Mills, Inc., Lumite Division, Material.

803-56-SM—NYN 8718 Print Drapery Cloth (flameproofed fabric), manufactured by Chicopee Mills, Inc., Material.

804-56-SM—Glamo-Art Mosaics (tile decor veneer-interior), manufactured by Nitich Industrial Co., Ltd., Material.

805-56-BZ—B.M.—265 3rd avenue, east side, 22 ft. north of East 21st street, Block 902, Lot 2, Borough of Manhattan, Alt. 1609-56—re parking and storage of more than 5 cars—local retail use district.

806-56-A—B.B.—3015 Avenue M and 1296 East 31st street, northwest corner, Block 7648, Lot 1, Borough of Brooklyn, Alt. 2766-56—re nursing home—Class 3 construction; height; exit stair, etc.

807-56-BZ—B.M.—2251-2259 2nd avenue and 248-250 East 116th street, southwest corner, Block 1665, Lots 27, 28, 30 and 127, Borough of Manhattan, N.B. 143-56—re gasoline service station, lubritorium, repairs, car washing, parking and storage of motor vehicles, etc.

808-56-A—B.M.—2251-2259 2nd avenue and 248-250 East 116th street, southwest corner, Block 1665, Lots 27, 28, 30 and 127, Borough of Manhattan, N.B. 143-56—re gasoline station within 20 ft. of wall of adjoining building used as place of public assembly (dance hall).

809-56-BZ—B.B.—313 63rd street, north side, 100 ft. east of 3rd avenue, Block 5799, Lot 65, Borough of Brooklyn, B.N. 8586-56—re sign; within 200 ft. of arterial highway and in residence use district.

810-56-SA—Waage Electric Inc. Electric Oil Immersion Heater (preheater), manufactured by Waage Electric Inc., Appliance.

Restored to Docket

323-39-A—Vol. II—B.Q.—160-08 12th road, southeast corner of 160th street, 1st floor, Block 4582, Lot 22, Beechhurst, Borough of Queens, Alt. 1608-56—re increasing area of present 2 story, cellar and attic—frame 2 family dwelling.

377-50-A—Vol. II—B.M.—29-33 West 38th street, north side, 446 ft. west of 5th avenue, 4th, 7th, 9th, 10th, 11th, 12th, 14th, 15th, 16th, and 17th floors, Block 840, Lot 23, Borough of Manhattan, Alt. 1378-56—re egress; construction.

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420-52-BZ—Vol. II—B.Q.—40-27 to 40-33 (40-31 official) 215th place and 215-27 to 215-45 41st avenue, northeast corner and 40-30 to 40-36 216th street, Block 6303, Lots 20, 22, 24 and 26, Bayside, Borough of Queens, Alt. 1147-56—re extension of existing wet wash laundry and garage to include loading and unloading space, office and storage, etc.; building line; area excessive—residence use district.

572-31-BZ—Vol. II—B.Q.—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue, Block 12168, Lot 1, Jamaica, Borough of Queens, Alt. 624-53—re gasoline service station, lubritorium, car wash, motor vehicle repairs, garage for more than 5 motor vehicles, parking, etc.

465-55-BZ—Vol. II—B.B.—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place, 1st and 2nd floors, Block 2430, Lots 8 and 17, Borough of Brooklyn, Alt. 2430-56—re gasoline service station, public garage, sales and storage of new and used tires, parking of more than 5 cars in open space, etc.—retail, business and residence use district.

466-55-A—Vol. II—B.B.—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place, Block 2430, Lots 8 and 17, Borough of Brooklyn, Alt. 2430-56—re factory use in frame building, etc.

66-38-BZ—Vol. I—B.M.—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan, Alt. 208-54—re change of location of curb cut for reduced parking lot.

821-48-BZ—Vol. II—B.Q.—81-11 Caldwell avenue and 60-30 82nd street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens, Alt. 1494-56—re parking of more than 5 motor vehicles—local retail and residence use district.

566-54-BZ—Vol. II—B.Bx.—900-910 Morris Park avenue and 1741-1751 Bronxdale avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx, N.B. 499-54—re gasoline service station, lubritorium, car washing (non automatic), minor repairs (hand tools only), parking of more than 5 cars waiting to be serviced, etc.—business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules ..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A

	Last Publication
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Dec. 4, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	June 5, 1956—Vol. 41, No. 23
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ...	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

DECEMBER 4, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee). **SUBJECT**—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station,

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lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.
PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building; then to December 4, 1956, for further consideration as to school proposed for adjacent block.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision; then to December 4, 1956, at the request of the applicant.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

Laid over from October 30, 1956, to December 4, 1956, for inspection and decision; hearing closed; applicant to file revised plans and new decision of the borough superintendent.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e and 7i of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector; no further requests for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to file plan showing entire plot, including the existing building and also to file existing certificate of occupancy.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector's representative; no further request for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to furnish the Board with information as to the uses in the building since its erection and to submit a memorandum as to the practical difficulty and unnecessary hardship.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owners.

SUBJECT—Application February 16, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of

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the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

451-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed; then to November 14, 1956, at the request of applicant to file further revised plans and new decision of the borough superintendent; then to December 4, 1956, at request of the applicant, to furnish revised plans and new decision.

586-54-A

APPLICANT—Kitzler and Nurick, for Stern Holding Corp. (Victor and Adeline Gerard, lessee).

SUBJECT—Application July 1, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivisions 1 and 2 of the Multiple Dwelling Law re required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

Laid over from October 9, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 4, 1956, for inspection and decision.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

Laid over from September 25, 1956 to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed; then to October 30, 1956, for further consideration by the Board; then to November 20, 1956, for Park Department to furnish plan of grass plot fenced and location of proposed entrance; and for further consideration; then to December 4, 1956, for applicant to correct his plans as to Wells Street; hearing closed.

910-55-BZ

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, E-1 area district, proposed extension of an existing broom factory, to occupy more than the permitted area.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 ft. 11¾ in. east of East 95th street, Block 8203, Lots 5 and 7, Borough of Brooklyn.

74-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Dina Karpoff, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, storage room, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—42-05 Lawrence street, and 132-02 to 132-06 Sanford avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens.

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158-56-BZ

APPLICANT—Fred C. Dahlem, for C.P.B. Incorporated, owner.

SUBJECT—Application March 2, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of 5 story and cellar converted old law tenement with hand laundry and grocery store in cellar.

PREMISES AFFECTED—19 West 103rd street and 74 Manhattan avenue, northeast corner, Block 1839, Lot 20, Borough of Manhattan.

193-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Beatrice M. Mahoney, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, car washing, parking and storage of motor vehicles; show window and signs within 75 ft. of residence use district.

PREMISES AFFECTED—2441-2449 (2443 official) Richmond avenue and 2-8 Richmond Hill road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond.

235-56-BZ

APPLICANT—Charles M. Spindler, for Estate of Jesse Donella, owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—3001-3047 White Plains road and 690-698 Lester street, southwest corner and 695-699 Adea avenue, Block 4545, Lot 14, Borough of The Bronx.

380-56-BZ

APPLICANT—James E. Vassalotti, for Kent Towers, Inc., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of motor vehicles.

PREMISES AFFECTED—247-249 Lexington avenue, east side, 85 ft. north of East 34th street, Block 890, Lots 23 and 66, Borough of Manhattan.

417-56-BZ

APPLICANT—Ingram S. Carner, for Credit Realty Corp., owner (proposed lessee—Shell Oil Co.).

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of cars waiting to be serviced, curb cut within 75 ft. of residence district and

PREMISES AFFECTED—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn.

457-56-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gartstein, for Jacob Blei and Kate Trachtman, owners.

SUBJECT—Application June 7, 1956—re (decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district, proposed parking of motor vehicles, accessory and con-

sumer parking, accessory loading and unloading in conjunction with adjoining factory.

PREMISES AFFECTED—152-154 India street, south side, 150 ft. east of Manhattan avenue, Block 2541, Lots 12 and 13, Borough of Brooklyn.

473-56-BZ

APPLICANT—Fred E. Hertan, for Robert Figari, owner (GLM Realty Corp., lessee and Dan's Supreme Super Market, Inc., sub-lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking of more than 5 motor vehicles.

PREMISES AFFECTED—138-37 to 138-49 Queens boulevard, northeast corner, of 86th avenue, Block 9649, Lot 17, Briarwood, Borough of Queens.

527-56-BZ

APPLICANT—Paul Friedman, for Daniel D. Daley, owner.

SUBJECT—Application July 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), parking of cars awaiting service, sale of auto accessories and minor repairs, with hand tools only, for a term of 15 years.

PREMISES AFFECTED—43-02 to 43-10 Main street, southwest corner of Cherry avenue, Block 5125, Lot 30, Flushing, Borough of Queens.

553-56-BZ

APPLICANT—Andrew DiCamillo, for No. 14 Corporation, owner.

SUBJECT—Application August 7, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—449-453 Degraw street, north side, 150 ft. west of Bond street, Block 416, Lots 50, 51, 53 and 152, Borough of Brooklyn.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 ft. from intersection.

PREMISES AFFECTED—110 Water street, southwest corner of Washington street, Block 37, Lot 1, Borough of Brooklyn.

576-56-BZ

APPLICANT—Henry C. Brockman, for Joseph Franzone, owner.

SUBJECT—Application August 29, 1956—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit partly in a residence use district and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry, minor auto repairs shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—49-05 Astoria boulevard, northeast corner of 49th street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DECEMBER 4, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 4, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1040-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corp., owner.

SUBJECT—Application December 31, 1955—Washex Combination Washer-Extractor, Models P-65 and P-100 (dry cleaning equipment using solvent having flash point above 100°F).

568-55-SA

APPLICANT—Heintz Manufacturing Company, owner.

SUBJECT—Application June 24, 1955—Coca-Cola Product Tank (carry premix for vending machines, for Coca-Cola).

881-50-SM

APPLICANT—Seaporcel Metals, Inc., owner-manufacturer.

SUBJECT—Application August 31, 1950—Seaporcel (building veneer).

328-56-SM

APPLICANT—E. I. Du Pont De Nemours and Company, owner.

SUBJECT—Application April 13, 1956—Fabrilit (wall covering), Types V-180, V-190, V-193, V-200, V-9328, V-9338, V-6028, V-6200 and V-6040.

386-56-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.

SUBJECT—Application March 8, 1956—Gilbarco Commercial Fleet Remote Control Gasoline Dispensers, Models CFPRCE-6 and CFPRCE-7.

502-53-SM

APPLICANT—W. A. Burnham, for Smith & Kanzler Spraybest, Inc., owner.

SUBJECT—Application June 12, 1953—Spraybest Retardent Steel Floor and Beam.

371-56-SA

APPLICANT—Murray H. Steckel, for Monarch Laundry Machinery Corp., owner.

SUBJECT—Application May 14, 1956—Monarch Hi-Lo Washer, Model HL.

173-56-SM

APPLICANT—George Romano, d/b/a Veterans Tank & Welding Company, owner.

SUBJECT—Application February 14, 1956—Veterans Tank & Welding Co., 550 Gallon Gasoline Tank.

174-56-SM

APPLICANT—George Romano, d/b/a Veterans Tank & Welding Company, owner.

SUBJECT—Application February 14, 1956—Veterans Tank & Welding Co., 275 Gallon Fuel Oil Tank.

78-53-SM

APPLICANT—Per Alex of New Jersey, Inc., owner.

SUBJECT—Application for consideration—reopened September 13, 1955 for amendment to resolution as to extension of use of Per Alex Insulated Roof Systems—re Per Alex Insulated Roof System; previously approved.

683-38-SA—Vol. IV

APPLICANT—Surface Combustion Corp., owner.

SUBJECT—Application for consideration—reopened June 5, 1956 for amendment to resolution as to additional models

of gas-fired unit heaters; Models UCS 30-55, 50-55, 60-66, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55 re Janitrol Gas-fired Unit Heaters, Series, UBS-94 and DUCT-94, Models UBS-50-94; UBS-65-94; UBS-85-94; UBS-100-94; UBS-125-94; UBS-175-94; UBS-200-94 and UBS-225-94, Janitrol Gas-fired Uniters, Series UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

324-56-A

APPLICANT—Lionel K. Levy, for Anilico Realty Corp., owner.

SUBJECT—Application April 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—150-154 West 22nd street, south side, 195 ft. 10 in. east of 7th avenue, Block 797, Lot 70, Borough of Manhattan.

754-55-A

APPLICANT—Norman Lederer and Leonard Joseph, for Thorman Baum and Co., Inc., owner (Waterfront Commission of New York Harbor, lessee).

SUBJECT—Application September 23, 1955—Appeal from a decision of the borough superintendent—re stair capacity.

PREMISES AFFECTED—345-349 West 14th street, north side, 108 ft. east of 9th avenue, Block 738, Lot 10, Borough of Manhattan.

434-55-A

APPLICANT—Nathan R. Ginsburg, for Yale Management Corp., owner.

SUBJECT—Application May 31, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—133 West 24th street, north side, 400 ft. west of Avenue of The Americas (6th), Block 800, Lot 21, Borough of Manhattan.

435-55-A

APPLICANT—John J. Tricarico, for Marie Wilson, owner.

SUBJECT—Application May 31, 1955—filed pursuant to Sec. 310 of the M.D.L. for variation of sec. 183 and 172 of the M.D.L. re minimum dimension of yard.

PREMISES AFFECTED—371 Waverly avenue, east side, 80 ft. north of Greene avenue, Block 1945, Lot 1, Borough of Brooklyn.

612-56-A

APPLICANT—Putney, Twombly, Hall and Skidmore, for John Wiley Jones, Co., owner.

SUBJECT—Application September 12, 1956—Appeal from a decision of the fire commissioner re transportation of liquefied chlorine in one ton cylinders in New York City.

997-55-A

APPLICANT—Hal. I. Mirowitz, for Kate A. Fielding, owner.

SUBJECT—Application December 19, 1955—Appeal from a decision of the borough superintendent—re use of more than 2 stories for living quarters in frame building.

PREMISES AFFECTED—112-01 208th street, southeast corner of 112th avenue, Block 10985, Lot 18, Queens Village, Borough of Queens.

CALENDAR

439-56-A

APPLICANT—A. H. Salkowitz, for Woodside Savings and Loan Association, owner.

SUBJECT—Application June 19, 1956—Appeal from a decision of the borough superintendent—re egress, stairways, etc.

PREMISES AFFECTED—39-46 61st street, west side, 78.23 ft. north of Roosevelt avenue, Block 1229, Lot 119, Woodside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, December 11, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for further consideration by the Board.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss and Benjamin Braunstein, trustees (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of a vacant lot for parking and storage of motor vehicles.

PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station, lubritorium, car

washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

Laid over from October 9, 1956 to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered; then to December 11, 1956, for inspection and decision; hearing closed; applicant to amend papers to include motor vehicle repairing and file a new decision including such use.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for decision; and for statements to be filed by objector as to parking and garage facilities in the area, and by applicant as to rent; the premises and area were previously inspected by a Committee of the Board.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

CALENDAR

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for applicant to file list of two family homes in the area, when they became two family residences and whether they have certificates of occupancy for two-family use; the premises and area were previously inspected by a Committee of the Board.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

Laid over from October 30, 1956 to November 14, 1956, for inspection if necessary and decision; hearing closed; then to December 11, 1956, for inspection and decision.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

Laid over from October 30, 1956 to November 14, 1956, at request of attorney for objectors, applicant concurring; then to December 11, 1956, for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed.

740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.

SUBJECT—Application October 4, 1954—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for further consideration after records have been obtained from the Department of Buildings and the Fire Department; applicant to file certified copy of actual lot in possession.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.

SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4 $\frac{5}{8}$ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for additional information from applicant, who is to have the lots separated and numbers assigned; hearing closed.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael, Anisello and Concetta Rusciano, owners.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.

PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

428-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.

SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office, accessory motor vehicle repair shop, storage and parking of more than 5 motor vehicles all in conjunction with a taxi cab business.

PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

CALENDAR

Laid over from November 14, 1956 to December 11, 1956, for applicant to correct his plans and for inspection and decision; hearing closed.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution to permit in a retail zone and partly in a residence zone the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit the location of a business entrance within 75 ft. of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered; then to November 20, 1956, for inspection and decision; hearing closed.

Laid over from November 20, 1956, to December 11, 1956, for inspection and decision.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment; then to December 11, 1956, for further inspection in view of the revised plans filed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring; then to November 20, 1956, for inspection and decision; then to December 11, 1956, for inspection and decision.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for further inspection and decision; then to December 11, 1956, for further inspection and decision.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

CALENDAR

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

602-51-BZ—Vol. IV

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of a loading platform in parking lot; proposed installation of ice machine and cooling tower on roof of west building; proposed relocation of two gasoline tanks and pump from inside of building to parking lot and proposed omission of west portion of proposed extension which is contrary to resolution of the Board of Standards and Appeals Cal. 602-51-BZ—Vol. III.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

Laid over from November 27, 1956 to December 11, 1956, for inspection and decision; in connection with Cal. Nos. 1016-55-BZ and 1017-55-BZ; hearing closed.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, to await the decision of the court as to violations and for further inspection; hearing closed; then to December 11, 1956, pending court decision on violations; hearing previously closed.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

277-56-BZ

APPLICANT—Morris Kwellner, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

CALENDAR

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail use, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

Laid over from October 30, 1956, to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

Laid over from November 7, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office and boiler room and meat preserving, including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.

PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

Laid over from November 20, 1956 to November 27, 1956, at the request of adjoining owner's representative; then to December 11, 1956, for further consideration and decision; hearing closed.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

289-56-BZ

APPLICANT—Carl H. Salminen, for Joseph J. Crupi, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the proposed erection of a 1 story building to be occupied as office, showroom, storage and welding of aluminum and

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steel windows and manufacturing; building to occupy more of the area than permitted.

PREMISES AFFECTED—45-42 162nd street, west side, 400 ft. south of 45th avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application April 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.

PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

127-32-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Just Realty Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, car washing, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—577-587 St. Anns avenue and 561-563 East 150th street, northwest corner, Block 2276, Lots 48 and 50, Borough of The Bronx.

298-50-BZ—Vol. II

APPLICANT—Lawrence M. Rothman, for Efram Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a 1 story extension to a business building which extends from business into residence use district.

PREMISES AFFECTED—326-328 East 149th street, south side, 222 ft. west of Courtlandt avenue and 325-331 East 148th street, Block 2330, Lot 30, Borough of The Bronx.

621-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael J. and Bridie Clifford, Kathryn G. and Arthur J. Gallagher, Albert Artsis, Jacob and Paul Wank, James and Salvatore Monzio, owners.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district proposed erection of a 1 story building to include uses of boiler room, storage, super-market, loading and unloading and parking of motor vehicles upon open portion of premises.

PREMISES AFFECTED—2203-2225 Linden boulevard and 766-782 Ashford street, northwest corner and 811-825 Warwick street, Block 4334, Lots 21, 22, 23, 25, 39, 44, 45 and 48, Borough of Brooklyn.

652-55-BZ

APPLICANT—John F. Fitzsimons, for Mohawk Valet Service Inc., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7b, 7c and 7e of the zoning resolution, to permit in a retail and manufacturing use district the change of occupancy from garage to storage, manufacturing, dry cleaning and park-

ing of motor vehicles on unbuilt upon portion of the premises; proposed access to factory across retail use district portion of premises.

PREMISES AFFECTED—219-42 Jamaica avenue, south side, 176.42 ft. east of Springfield boulevard, Block 10789, Lot 27, Queens Village, Borough of Queens.

912-55-BZ

APPLICANT—Henry Nordheim, for Anthony Turrissi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

913-55-A

APPLICANT—Henry Nordheim, for Anthony Turrissi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—re frame construction—repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

322-56-BZ

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from a private hospital to a group medical center.

PREMISES AFFECTED—139 East 36th street, north side, 100 ft. east of Lexington avenue, Block 892, Lot 26, Borough of Manhattan.

392-56-BZ

APPLICANT—William A. Giesen, for Ralph Reda, owner.

SUBJECT—Application May 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, proposed change in occupancy from a 2 family, cellar and 3 story brick, non fireproof dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1510 Bayview avenue, east side, 116.22 ft. north of Griswald avenue, Block 5417, Lot 126, Borough of The Bronx.

397-56-BZ

APPLICANT—James E. Vassolotti, for Morris and Mildred Ifcher and Hyman and Lilly Volk, owners.

SUBJECT—Application May 29, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A and 7i of the zoning resolution, to permit in a business and residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, store, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—121-11 to 121-19 (121-15 official) Jamaica avenue and 86-42 to 86-50 122nd street, northwest corner, Block 9275, Lot 58, Richmond Hill, Borough of Queens.

418-56-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office and sales, storage of accessories, parking for more than 5 cars waiting to be serviced.

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PREMISES AFFECTED—7101-7127 New Utrecht avenue and 1573 72nd street, northeast corner, 1572 71st street and 7102-7124 16th avenue, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn.

423-56-BZ

APPLICANT—Julius S. Rapson, for Timothy Sklerenko, owner.

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a 1 family dwelling with less than the required side yards.

PREMISES AFFECTED—83-50 267th street, west side, 100 ft. north of Hillside avenue, Block 8778, Lot 68, Floral Park, Borough of Queens.

560-56-BZ

APPLICANT—Charles V. Halley, Jr., for John J. Reynolds, Inc., owner (Gristede Bros. Inc., lessee).

SUBJECT—Application August 14, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extension of parking for patrons of a food market.

PREMISES AFFECTED—565-577 West 235th street, northeast corner of Netherland avenue, Block 3409, Lot 484, Borough of The Bronx.

656-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Rayhurst Realty Corp., and Nostrand Building Corp., owners.

SUBJECT—Application October 3, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D area, Class $\frac{1}{2}$ height district, the erection of a 6 story multiple dwelling, exceeding the permitted height.

PREMISES AFFECTED—3203-3220 Nostrand avenue, east side, 95 ft. north of Avenue S, Block 6836, Lot 52, Borough of Brooklyn.

608-56-BZ

APPLICANT—Leonard F. Rothkrug, for Michael Sirote and Anne Goldin, (partners) owners.

SUBJECT—Application September 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory motor vehicle repair shop, lubritorium, car washing (non-automatic), office and sales for a term of 15 years.

PREMISES AFFECTED—2812-2818 Westchester avenue and 1601-1611 Mulford avenue, southwest corner and 2815-2819 Middletown road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx.

661-56-BZ

APPLICANT—S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application October 5, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—92-10 Astoria boulevard, southeast corner of 92nd street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 11, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon December 11, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

449-55-A

APPLICANT—Lama, Proskauer and Prober, for Marianna Luchesse, owner.

SUBJECT—Application June 6, 1955—Appeal from a decision of the borough superintendent—re exits and live loads.

PREMISES AFFECTED—72 Siegel street, south side, 100 ft. east of Manhattan avenue, Block 3096, Lot 9, Borough of Brooklyn.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.

PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

87-56-A

APPLICANT—Maxfield Blaufeux, for Ira Greenfield, owner (Joseph Filappazzo, lessee).

SUBJECT—Application February 8, 1956—Appeal from a decision of the borough superintendent—re use of frame building—factory—re live load, exits and construction.

PREMISES AFFECTED—8615 (8613 displayed) 18th avenue, east side, 120 ft. south of 86th street, Block 6369, Lot 40, Borough of Brooklyn.

405-55-A

APPLICANT—Samuel Rosenblum, for H. Lawrence Herring, et al., owners.

SUBJECT—Application May 11, 1955—Appeal for a decision of the borough superintendent—re egress, stair enclosure.

PREMISES AFFECTED—322-326 East 23rd street, south side, 281 ft. east of 2nd avenue, Block 928, Lot 43, Borough of Manhattan.

74-46-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Numa Cherry, owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—change of use.

PREMISES AFFECTED—865-867 Grand street, north side, 175 ft. west of Olive street, Block 2922, Lot 42, Borough of Brooklyn.

641-50-A—Vol. II

APPLICANT—Simon B. Zelnik, for 130 East 58th Street Corp., owner (Fine Arts Theater Co., Inc., lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—commercial use in non-fireproof construction.

PREMISES AFFECTED—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue, Block 1312, Lot 62, 4th floor, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

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PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956, pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.
SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co. Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to December 18, 1956, to permit applicant to consult with his client; hearing previously closed.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; also for consideration by the Board as to exclusion of use sought by prohibitions under Section 21A.

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a

residence use district, proposed parking and storage of motor vehicles and sale of new and used cars.

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

Laid over from November 20, 1956 to December 18, 1956, for applicant to file plans showing portions of plot proposed to be set aside for the sale of cars and the balance for parking; and for inspection and decision; hearing closed.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; and for statement by applicant as to proposed conditions for the use of the premises that would be unobjectionable to the owners in the area; hearing closed.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant, bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-82 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—reframe building, business use.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubricatorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.

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- SUBJECT**—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.
- PREMISES AFFECTED**—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.
- Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.
- 247-56-BZ**
- APPLICANT**—J. Berman, for John and Irene Steven, owners.
- SUBJECT**—Application March 21, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.
- PREMISES AFFECTED**—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.
- Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.
- 255-56-BZ**
- APPLICANT**—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners.
- SUBJECT**—Application March 29, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, parking and storage of motor vehicles, show windows and signs within 75 ft. of the residence use district.
- PREMISES AFFECTED**—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan.
- Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.
- 297-56-BZ**
- APPLICANT**—Julius S. Rapson, for Nicholas J. Stravino, owner.
- SUBJECT**—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.
- PREMISES AFFECTED**—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.
- Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; applicant to file corrected plan.
- 492-56-BZ**
- APPLICANT**—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.
- SUBJECT**—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.
- PREMISES AFFECTED**—3400-3408 Baychester avenue and 2001-2021 Tillotsen avenue, northeast corner and 3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.
- Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.
- 583-56-BZ**
- APPLICANT**—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.
- SUBJECT**—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic) minor motor vehicle repairs (hand tools only).
- PREMISES AFFECTED**—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.
- Laid over from November 27, 1956 to December 18, 1956, for inspection and decision; hearing closed.
- 572-31-BZ—Vol. II**
- APPLICANT**—Esso Standard Oil Company, lessee, for Margaret Watson, owner.
- SUBJECT**—Application reopened November 27, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.
- PREMISES AFFECTED**—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue, Block 12168, Lot 1, Jamaica, Borough of Queens.
- 66-38-BZ—Vol. I**
- APPLICANT**—First Leasing Corp., owner.
- SUBJECT**—Application reopened November 27, 1956 for consideration as to extension of term of variance—expired November 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a local retail use district, the change of location of curb cut for reduced parking lot.
- PREMISES AFFECTED**—340 Avenue of the Americas and 151 West 4th street, northeast corner, Borough of Manhattan.
- 825-28-BZ—Vol. II**
- APPLICANT**—Charles M. Spindler, for K. B. S. Realty Corp., owner.
- SUBJECT**—Application reopened June 19, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars.
- PREMISES AFFECTED**—1950 Bronxdale avenue and 1951-1961 Barnes avenue, northwest corner and 780-792 Neill avenue, Block 4261, Lot 60, Borough of The Bronx.
- 578-42-BZ—Vol. III**
- APPLICANT**—Maxfield Blaubeux, for LaPonzina Associates, Inc., owner (Ridgeway Automotive Service and Carvel Stores, Inc., lessee).
- SUBJECT**—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, proposed use of motor vehicle repair shop and nonstorage garage for more than 5 motor vehicles and office; also retail store and parking of more than 5 motor vehicles for patrons and employees.
- PREMISES AFFECTED**—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway; 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway, Block 5771, Lot 6, Borough of Brooklyn.

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819-47-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E area, class 1 height district, the erection of a 16 story office building, to contain offices, stores and garage for more than 5 cars, to exceed the height limit, without the required setback and extending from the retail into the residence use district.

PREMISES AFFECTED—118-21 Queens boulevard, northwest corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens.

537-56-A

APPLICANT—Charles I. Goldman, for Pickman Realty Corp., owner.

SUBJECT—Application June 20, 1956—Appeal from a decision of the borough superintendent—re proposed ground sign—review of borough superintendent's decision re zoning matter.

PREMISES AFFECTED—118-21 Queens boulevard, northeast corner of 78th avenue, Block 2270, Lot 13, Forest Hills, Borough of Queens.

683-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Foster Newkirk Stores, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking of patrons cars on the open portion of the plot.

PREMISES AFFECTED—1875-1925 Nostrand avenue and 3001-3013 Foster avenue, northeast corner and 3002-3014 Newkirk avenue, Block 4964, Lot 50, Borough of Brooklyn.

787-55-BZ

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., owner.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car repairs, car washing, office, sales area, utility room, and parking for more than 5 motor vehicles.

PREMISES AFFECTED—160-168 Ridge street and 339 East Houston street, southeast corner, Block 345, Lots 44 and 48, Borough of Manhattan.

8-56-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail and residence use district, proposed parking of motor vehicles.

PREMISES AFFECTED—161-30 122nd avenue and 122-01 to 122-17 161st place, southeast corner, Block 12256, Lots 12, 16 and 19, Baisley Park, Borough of Queens.

140-56-BZ

APPLICANT—Maxfield Blaufeux, for Kinross Realty Corp., owner (Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail and residence use district proposed parking for motor vehicles, accessory to an existing super market, extending from local retail portion of plot to residence portion of plot.

PREMISES AFFECTED—99-02 to 99-22 Astoria boulevard, south side, from 99th to 100th streets, 27-01 to 27-19

99th street and 28-02 to 28-10 100th street, Block 1379, Lot 45, Corona, Borough of Queens.

276-56-BZ

APPLICANT—Gibbs and Hill, Inc., for Dora Levine, owner (Whitehead Metal Products Co., lessee).

SUBJECT—Application April 13, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use, A area district a vertical extension to the existing fireproof reinforced concrete storage and office building, without the required loading berth.

PREMISES AFFECTED—287-303 West 10th street, north side, and 150-168 Charles street, south side, 51 ft. 10½ in. west of Washington street, Block 636, Lot 70, Borough of Manhattan.

327-56-BZ

APPLICANT—Charles M. Spindler, for Frank Antun, owner.

SUBJECT—Application May 2, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking of cars for patrons and employees of a restaurant.

PREMISES AFFECTED—219-14 97th avenue and 97-02 to 97-10 220th street, southwest corner, Block 10784, Lots 27 and 30, Queens Village, Borough of Queens.

362-56-BZ

APPLICANT—James E. Vassalotti, for Rosary Realty Corp., owner.

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—2231-2243 West 8th street and 638-648 Sheepshead Bay road, southeast corner, Block 7279, Lot, 1, Borough of Brooklyn.

493-56-BZ

APPLICANT—James E. Vassalotti, for 8769 23rd Avenue Realty Corp., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, storage and store, minor auto repairs, parking and storage of motor vehicles; show window and sign within 75 ft. of residence use district.

PREMISES AFFECTED—2301-2311 Bath avenue and 8767 to 8775 23rd avenue, southeast corner, Block 6873, Lot 6, Borough of Brooklyn.

543-56-BZ

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the change in occupancy from store to manufacturing of auto seat covers.

PREMISES AFFECTED—6709-6711 and 6713 5th avenue, east side, 63 ft. ½ in. and 101 ft. ½ in. south of 67th street, Block 5856, Lots 18-20 inclusive, Borough of Brooklyn.

571-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Lazarus Rosenberg, owner.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and main-

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tenance of a gasoline service station, office and sales, lubritorium, minor auto repairs and high speed auto laundry; also the erection of a factory on the same plot, occupying more than the permitted coverage.

PREMISES AFFECTED—557-569 7th avenue and 373-393 20th street, northeast corner and 360-386 19th street, Block 887, Lots 1, 18 and 72, Borough of Brooklyn.

636-56-BZ

APPLICANT—A. H. Salkowitz, for Queensview Holding Corp., owner.

SUBJECT—Application September 26, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the change in occupancy of 2-1 family dwelling to 2 family occupancy.

PREMISES AFFECTED—145-31 14th avenue, northeast corner of 145th place, 145-15 14th avenue, northwest corner of 145th place, Block 4463, Lots 19 and 20, White-stone, Borough of Queens.

146-56-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Rothen-berg, owner.

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under 21 of the zoning resolution, to permit in a residence use, E-1 area district, the enclosure of an existing terrace constituting a further encroachment within the 15 ft. wide side yard required by Art. IV, Sec. 15a of the zoning resolution.

PREMISES AFFECTED—258 Corbin place, west side, 611 ft. 9 in. south of Beach road, Block 7516, Lot 264, Borough of Brooklyn.

725-56-BZ

APPLICANT—Samuel Miller, for Arcy Co., owner (Pur-chaser under Contract: Esso Standard Oil Co.).

SUBJECT—Application October 26, 1956—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a local retail use dis-trict a proposed gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles await-ing service for a term of 15 years and part of a proposed curb cut within 75 ft. of a residence zone.

PREMISES AFFECTED—82-06 Astoria boulevard, south-east corner of 82nd street, Block 1094, Lot 1, Jackson Heights, Borough of Queens.

4-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Bridgemont Corp., owner.

SUBJECT—Application reopened October 30, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, parking and storage of more than 5 motor vehicles, office, car wash, lubritorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont avenue, northeast corner of St. Raymonds avenue and Williams-bridge road and St. Raymonds avenue, southeast corner, Block 4076, Lot 18 and part of Lot 6, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 18, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

58-54-SA

APPLICANT—Calray Distributors Inc., agent for Hast-ings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heat-well Adjusto V Gas Burner, Models V-12, V-18, V-24, V-30, V-36 and V-54.

56-54-SA

APPLICANT—Calray Distributors Inc., agent for Hast-ings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heat-well Inshot Conversion Burner, Models MX1-150 and MX1-300.

59-54-SA

APPLICANT—Calray Distributors Inc., agent for Hast-ings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Air Control Gas Unit Heater, Models F-80, F-100, F-120, F-160, F-200, F-250, B-80, B-100, B-120, B-160, B-200, B-250, and DU-80, DU-100, DU-120, DU-160, DU-200, and DU-250.

125-51-SA

APPLICANT—Vic Cleaning Machine Company, owner. (Vic Cleaning Machine Sales Company, agent.)

SUBJECT—Application February 8, 1951—Solvic Petro-leum Solvent Cleaning Unit, Model 23.

625-55-SA

APPLICANT—Huebsch Manufacturing Co. Division of The American Laundry Machinery Company, owner.

SUBJECT—Application July 8, 1955—Huebsch Twin Cylinder Tumbler (to tumble dry washed clothing).

626-55-SA

APPLICANT—Huebsch Manufacturing Co. Division of The American Laundry Machinery Company, owner.

SUBJECT—Application July 8, 1955—Huebsch 16 Lb. Tumbler.

339-56-SM

APPLICANT—Thermotank Inc., Lumenated Ceiling Div., for Thermotank Inc., owner.

SUBJECT—Application April 27, 1956—Lumenated Ceil-ings.

702-56-SA

APPLICANT—Aeroil Products Company, Inc., owner.

SUBJECT—Application October 3, 1956—Aeroil Liquefied Petroleum Gas-fired Salamander, Model 35VP.

693-56-SA

APPLICANT—Ribelle V. Perotto, for Forney Engineer-ing Company, owner.

SUBJECT—Application September 19, 1956—Forney Oil Burner, Models QWRMA, QMA, QSA and QMSA.

741-55-SA

APPLICANT—The A. P. Smith Manufacturing Company, owner.

SUBJECT—The A. P. Smith Mfg. Co., 8 Inch Electric Motor Operated Vertical Gate Valve.

236-38-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened May 22, 1956—re amend-ment to resolution as to additional steel subpurlins, **Types** 1480, 1680, 2180, 2140 and 3258—re Pyrofill Roof Deck; previously approved.

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460-56-A

APPLICANT—Seymour A. Mitteldorf, and U. and H. Company, owner.

SUBJECT—Application June 22, 1956—Appeal from a decision of the borough superintendent—re plastic light diffuser ceiling.

PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan.

588-40-A

APPLICANT—The City of New York, Department of Welfare, owner.

SUBJECT—Application reopened November 20, 1956 for consideration as to extension of term of variance—expired February 17, 1953—re Appeal from a decision of the borough superintendent—frame extension for business use within fire limits, previously granted on condition.

PREMISES AFFECTED—163 Bradford street, east side, 100 ft. north of Liberty avenue, Block 3691, Lot 1, Borough of Brooklyn.

34-55-A

APPLICANT—Raybert Corporation, lessee, for Lesoy Corp., owner.

SUBJECT—Application reopened November 20, 1956 and restored to docket—previously dismissed for lack of prosecution—re Appeal from an order and a decision of the fire commissioner—sprinkler system.

PREMISES AFFECTED—115-117 West 52nd street, north side, 195 ft. west of Avenue of The Americas (6th), Block 1005, Lot 22, Borough of Manhattan.

218-56-A

APPLICANT—M. Martin Elkind, for Esther C. Suffin, owner.

SUBJECT—Application March 14, 1956—filed pursuant to section 35, General City Law re extension in length of existing building encroaching bed of mapped street—101st street.

PREMISES AFFECTED—100-23 37th avenue and 35-48 101st street, northwest corner, Block 1741, Lot 24, Corona, Borough of Queens.

194-55-A

APPLICANT—Herman Wolff, for Nickren Realty Corp., owner.

SUBJECT—Application March 2, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—524-544 West 52nd street, south side, 275 ft. west of 10th avenue, Block 1080, Lots 45-51, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 8, 1957*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

955-55-A

APPLICANT—Gabriel Nathan, for Estelle Silverman, owner.

SUBJECT—Application December 5, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped street—Beach 21st street.

PREMISES AFFECTED—20-01 to 20-03 Cornaga avenue and 635-647 Beach 21st street, southwest corner, Block 215, Lot 39, Far Rockaway, Borough of Queens.

1009-55-A

APPLICANT—Julius S. Rapson, for Kenneth W. Haslam, owner.

SUBJECT—Application December 22, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—proposed widening of Francis Lewis boulevard.

PREMISES AFFECTED—245-01 Francis Lewis boulevard, southeast corner of 245th street, Block 13614, Lot 1, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1957, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 15, 1957*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morganroth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; applicant to submit statement to the Board as to the purpose for which the site was purchased; then to January 15, 1957 at request of the applicant's representative, to furnish statement and revised plans.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 15, 1957*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

356-56-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES—Burton Corp. (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent re Elevator Application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 27, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, November 14, 1956, were approved as printed in the Bulletin of November 20, 1956, Vol. 41, No. 47.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Scandore.

For Opposition: Edward Hoffman, for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. pending court decision on violations; hearing previously closed.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Scandore.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. in conjunction with Cal. 344-33-BZ, Vol. V, pending court decision as to violations; hearing previously closed.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

602-51-BZ—Vol. IV

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of a loading platform in parking lot; proposed installation of ice machine and cooling tower on roof of west building; proposed relocation of two gasoline tanks and pump from inside of building to parking lot and proposed omission of west portion of proposed extension which is contrary to resolution of the Board of Standards and Appeals Cal. 602-51-BZ Vol. III.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Arthur Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; in connection with Cal. Nos. 1016-55-BZ and 1017-55-BZ; hearing closed.

390-55-BZ

APPLICANT—A. H. Salkowitz, for Sonjul Realty Co., Inc., owner.

SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed increase in the percentage of the plot occupied, by the elimination of open yard space.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Groton street, Block 3200, Lot 33, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz, Peter Gray, Michael S. Lichstrahl and Frank Gerber.

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For Opposition: Morton A. Berstein, Murray Schwartz, Lincoln D. Harkow, Harold Silverstein, Frank Morresco, Morris Kagan, Alfred F. Vogts, Marguerite F. Tate, Florence B. Ley and James Tate.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over for consideration by the Board and decision in conjunction with Cal. No. 61-54-A; hearing closed; date to be set.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office, boiler room, meat processing and including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Henry J. Schlosser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lot 53, 56, 57 and 59, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama, William F. Walsh and Alfred Marer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A.M. for inspection and decision; hearing closed.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morganroth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue, and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. at request of the applicant's representative, to furnish statement and revised plans; hearing previously closed.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners, (1236 East 17th Street Corp., lessee).

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SUBJECT—Application February 29, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th street) for a term of 5 years.

PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Harry Bermack.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for further consideration and decision; hearing closed.

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: C. J. Cammarata, for N. Y. C. Housing Authority, Herbert Shiff and John F. Holden.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

289-56-BZ

APPLICANT—Carl H. Salminen, for Joseph J. Crupi, owner.

SUBJECT—Application April 17, 1956—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the proposed erection of a 1 story building to be occupied as office, showroom, storage and welding of aluminum and steel windows and manufacturing; building to occupy more of the area than permitted.

PREMISES AFFECTED—45-42 162nd street, west side, 400 ft. south of 45th avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Lucille Crupi and Joseph Crupi.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application April 24, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.

PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Anna Lampert, Lena D'Ambrosio, Gertrude E. Hess, Anna Jakob, Honor Tynan, Arthur E. Hess, Frank Jakob, Lawrence Mauer, Joseph Raber, John Telsasser, John E. Strong, Edward Lipinsky, Andrew Tedaro, Emma Metzger, Rose Mueller, Helen Stymerski, Ruth Kerner, Anna Diehl, Anna Fischer, John J. Whelan, Harold J. Wassmer, Marie Wassmer, Cathrine Dromeshauser, Lawrence Dromeshauser, Lydia Winkelstein, Fanny Herzog, Rose Lowenhaupt, Florence O'Brien and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing closed.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Joseph B. Franklin.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—(decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (not automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

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APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645 Lot 3, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Bloch-ner, owner.

SUBJECT—Application June 26, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail and residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Milton Rosen and Saul Rosen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. for inspection and decision; hearing closed.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—(decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail, D area district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

797-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a business and retail use district, proposed reconstruction of the existing gasoline service station, extension of lot and change of use to gasoline service station, lubritorium, store, minor auto repairs, car washing, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—24-40 Remsen avenue and 940-944 East New York avenue, southwest corner and 441-443 Utica avenue, Block 4591, Lots 1 and 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 18, 1956 subject to regular procedure, to consider reconstruction; and

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; laid over to November 27, 1956, for applicant to furnish additional information as to the present Lot No. 1; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and retail use, C area, class 1 height districts; Utica avenue is in a business use, C area, class 1 height district; Remsen avenue is in business, residence and retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 23, 1956 acting on N.B. Applic. 919-56, reads:

"1. Proposed reconstruction of the existing gasoline service station and extension of lot and change of use to gasoline service station, lubritorium, store, minor auto repairs, car washing, storage, parking and storage of motor vehicles on a plot partly in 'Business' and partly in a 'Retail' zone is contrary to Article II, PP. 4a, subsection 29 and 46 and Art. II, PP. 4-A of the Zoning Resolution."

(Note: These premises were the subject of a Board of Standards and Appeals variance under Cal. #797-28-BZ and an action by the Supreme Court).

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and

WHEREAS, the decision of the borough superintendent, dated June 12, 1956 acting on Alt. Applic. No. 1536-56, reads:

"1. Proposed change of use from grease pits and auto laundry to house not more than five (5) cars to garage for more than 5 motor vehicles, lubrication, car washing, and minor auto repairs, on a plot partly in a Business and partly in a Retail zone is contrary to Art. II, PP. 4a, subsection 15 and 29 and Art. II, PP. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 155 ft. 5 in. frontage by 46 ft. 2 $\frac{3}{8}$ in. in depth, irregular, presently developed with a gas station consisting of eight 550 gallon gasoline tanks, six dispensing pumps, two open post lifts and several buildings; that building A is one story in height of class 3 construction, with a frontage of 24 ft., a depth of 10 ft., and now occupied as office and sales; that building B is one story in height of class 4 construction, with a frontage of 20 ft., a depth of 12 ft. and now occupied as an office; that building C is one story in height, of class 4 construction, having a frontage of 12 ft., a depth of 12 ft. and now occupied as an office; that building D is one story in height of class 3 construction, having a frontage of 44 ft. 7 $\frac{1}{4}$ in., an irregular depth of 63 ft. 1/9 in. and now occupied as garage, lubritorium, minor auto repairs and car washing; and

WHEREAS, the applicant states that the premises are located in a class 1 height district and a class C area district; that part of the premises within 100 ft. of Utica avenue is in a business use district and the balance of the premises is in a retail use district; that as of July 25, 1916 the entire premises was in a business use district and that part now within the retail use district received its present use classification on March 25, 1954; and

WHEREAS, the applicant states that department of buildings records show that the gasoline station on what is now known as Lot No. 1 was erected under Applic. No. 1117-1931 and certificate of occupancy No. 63959 was issued for office gasoline selling station and greasing pits on a plot having a frontage of 46 ft. 2 $\frac{3}{8}$ in. on East New York avenue, 40 ft. on Utica avenue, 49 ft. 2 $\frac{1}{8}$ in. on Remsen avenue and 74 ft. 9 $\frac{5}{8}$ in. on the southerly lot line; that said gas station was denied by the Board under Cal. No. 797-28-BZ; that the Board was reversed by the courts and permit issued by the department of buildings; that records further reveal that the building on lot No. 7 shown as building D was erected under N.B. Applic. 2928-1933 and certificate of occupancy No. 72611 was issued for greasing pits and auto laundry to house not more than five cars at any time; that no permits are revealed in the records for buildings B and C; and

WHEREAS, the applicant further states that it is now proposed to reconstruct the existing gas station by erecting a new accessory building one story in height, of class 3 construction, having a frontage of 44 ft., a depth of 27 ft. 8 in. and to contain the conjunctive uses of store, utility room, lubritory, car wash and minor auto repairs; that it is also proposed to rearrange the pumps so that they will not be nearer than 15 ft. to the street building lines and add two additional 550 gallon gasoline tanks, making a total of ten tanks; that it is further proposed to alter the building on lot No. 7 by opening two overhead doors facing the gas station and installing two lifts, and change the use of the building to non-storage garage for more than five motor vehicles, lubrication, car wash and minor auto repairs; and

WHEREAS, the applicant contends that the present gas station has been in operation since its inception in 1931 so that it has proven that it is in keeping and a required service at this point as Remsen avenue and Utica avenue are heavily trafficked auto lanes leading north and south across Brooklyn; that its rehabilitation will enable more efficient service to the public and improve the appearance of the community by the removal of the present old buildings and the erection of a new and modern, clean looking

accessory building; that although Utica avenue is in a business zone and Remsen avenue is partly in a business and partly in a retail use district, said streets have developed along the lines of and with uses only permitted in an unrestricted zone as shown by the many non-conforming uses now in the affected area, as follows: block 4593, lot 110—auto repair shop; block 4591, lots 12, 63 and 58—auto repair shop; block 4591, lots 54 and 48—gas station; block 4589, lot 95—auto laundry; that block 4593, lot 92, in a residence zone, is being used as a used car lot which is a non-conforming use in said zone and block 1430, lot 22 is being used by an ice cream company with its attendant heavy trucking and manufacturing use; that block 1424, lot 43; block 4591, lots 12, 18 and 23; block 4592, lot 4 and block 4588, lot 84 are being used for either parking lots or used car lots and although these uses are permissible, said uses, together with the non-conforming uses above outlined indicate that the entire affected area is generally devoted to the automobile trade, proving that the contemplated rehabilitation is in entire accord with the manner in which the area has developed; that inasmuch as the site has the legal non-conforming uses of a gas station, greasing pits and an automobile laundry, the proposed extension and additional conjunctive uses cannot affect the area; and

WHEREAS, the applicant states that the present owner has held title to lot 1, part A since September 17, 1934 and to part B since April 10, 1935; lot 7—September 17, 1934; that the assessed valuation of land is \$69,600 and of the buildings \$20,400 making a total of \$90,000; that the buildings were erected in 1931 and 1933; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this gasoline station in part was granted by the court after denial by the Board under Vol. I in 1928 and at that time the plot known as lot 1 was 40 feet deep; that since that time the uses in connection with the gasoline station have spread over to other lots, 4, 82, 83 and 6, which have been merged into lot 1 in 1944 and 1945 and have been used for uses accessory to the gasoline station without variance; and that lot 7 is also part of this application; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c, to permit the extension of the uses and area of the existing gasoline service station permitted by the court in reviewing the decision of the Board in 1928, substantially as now proposed and indicated on plans filed with this application, marked "Received July 23, 1956", 9 sheets, on condition that all buildings and uses on the premises not proposed to be retained shall be removed and the site rearranged and constructed as shown on aforementioned plans; that the proposed accessory building shall be located where shown, of the design indicated, faced on all sides with face brick, and shall have no cellar; that in all other respects the accessory building shall comply with the requirements of the Building Code; that all existing open grease pits shall be removed and installed in buildings as proposed; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building lines of Remsen and Utica avenues; that curb cuts shall be restricted to the existing and proposed cuts shown on proposed plans, subject to proper permits; that where not occupied by accessory buildings and pumps, the plot shall be paved with concrete or asphalt; that the sidewalks and paving abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that at the intersection of East New York avenue, Utica avenue and Remsen avenue there shall be erected a block of concrete not less than 12 in. high, extending for 5 feet along each building line; that signs shall be restricted to permanent signs attached to the facades of buildings, excluding all roof signs and tem-

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porary signs, but permitting the erection within the building line of East New York avenue of two post standards, each to support a brand sign, which may extend not more than 4 feet over the building line; that on the interior lot lines where walls of proposed buildings do not occur, there shall be erected brick walls not less than 5 ft. 6 in. in height; that any windows opening on the interior lot lines shall be filled with glass blocks as approved for exterior walls; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i there may be minor repairing with hand tools only for adjustments done solely within the accessory buildings; that there may also be parking and storage of cars on such portions of the premises as will not interfere with the service of the station; and that all permits required, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

190-42-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Pat Copertino, owner (Shell Oil Company, proposed lessee).

SUBJECT—Application reopened June 26, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sales and storage of accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7602-7622 New Utrecht avenue and 1638-1644 76th street, southwest corner, Block 6236, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner and Pat Copertino.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 26, 1956 subject to regular procedure, to consider extension of uses; and

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; laid over to November 27, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 76th street and 77th street are in business and residence use, C area, class 1 height districts; New Utrecht avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1956 acting on N.B. Applic. 931-56, reads:

"1. Proposed building and premises on a lot partly in a business and partly in a Residence zone, to be used for Gasoline service station, car washing (non-automatic), lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced, is contrary to Art. II, PP. 3 and PP. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft., 5½ in. frontage by 104 ft. in depth, irregular, now occupied by parking lot for more than five cars; that it is proposed to construct entirely within the business use district portion of the plot, a gasoline service station, lubritorium, auto washing (non-automatic), office, storage and sales of automobile accessories, and parking of cars waiting to be serviced, for a term of fifteen years; and

WHEREAS, the applicant states that the property referred to is presently zoned as a class 1 height district and a C area district; that the portion of the property within 100 ft. of New Utrecht avenue is presently zoned as a business district and the remainder is zoned as a residence district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that there is no economic demand for the development of the premises for any use, other than as proposed; that nearby stores adequately serve the needs of the neighborhood and any additional stores would merely depreciate the rental value of existing stores in the neighborhood; that there is no economic demand for the development of the premises for residential purposes, as the property is located on New Utrecht avenue which is zoned and developed for business; that there is an economic demand for the development of the premises as a gas station because there is considerable local and transient support for said occupancy and because there is no similar use in the area of notification; that the proposed structure will provide more light and air to the adjoining properties, as it would occupy less area and bulk than a conforming use structure; that the structure would be limited to one story, 13 ft. 4 in. in height, whereas without a variance, a structure could be built to a height of 70 ft. on the New Utrecht avenue and 76th street building lines; that the proposed structure would be limited to an area of only 1568 sq. ft. or approximately 20% of the area of the lot, whereas without a variance a conforming use structure could be built to cover an area approximately 88% of the area of the lot; that the proposed building set back from the intersection of New Utrecht avenue would promote public safety as it would give clear visibility to traffic, while a building built at the corner, without a variance, would create a blind intersection and endanger public safety; that a grant of this application, subject to safeguards and conditions imposed by the Board such as, limitation as to term of years, landscaping and fences, would be a more desirable development from the neighborhood viewpoint than many conforming uses, such as manufacturing, factories, drive-in refreshment stand, diner, bar and grill, all of which would be established without a variance, and without any protection to adjoining property owners such as fences and landscaping, and all of which could maintain off street loading and accessory parking with entrances on 76th street; that a grant of the proposed application for a term of fifteen years and subject to such conditions and safeguards as the Board may deem appropriate, would permit the development of unimproved, non-productive land without adversely affecting anyone; and

WHEREAS, the applicant states that the present owner has held title to the property since November 24, 1954; that the assessed valuation of land is \$17,500 and of the building \$2,500 making a total of \$20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted*, under Section 7f for a term of fifteen years, to permit the use of the premises as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application marked "Received June 12, 1956", 3 sheets, *on condition* that all buildings, structures and other uses on the plot shall be removed and the site leveled substantially to the grade of New Utrecht avenue; that the accessory building shall be of the design and arrangement shown thereon, except that it shall be faced with face brick and the toilet rooms shall be arranged so that doors are not contiguous; that it shall have no cellar and in all other respects shall comply with the requirements of the Building Code; that along the southerly lot line where walls of adjoining buildings do not occur

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there shall be erected a brick wall not less than 5 ft. 6 in. in height, of brick agreeing with that of the accessory building and shall extend along the westerly lot line where wall of accessory building does not occur and along the westerly and northerly wall to 76th street, where shown, except where walls of adjoining brick buildings occur; that curb cuts shall be restricted to three to New Utrecht avenue, two 30 ft. in width each and one 20 ft. in width and one curb cut 20 ft. wide on 76th street within the first 25 feet from the intersection; that no curb cut shall be nearer than 5 ft. to a lot line as prolonged; that at the intersections to the north and south there shall be erected a block of concrete not less than 12 in. high, extending not less than 5 ft. along the lot lines; that pumps shall be of a low approved type, erected not less than 15 ft. to the street building line of New Utrecht avenue; that tanks shall be limited to twelve 550 gallon approved storage tanks; that landscaped areas shall be maintained where shown, planted with suitable material, protected by curbing not less than 6 in. high and 6 in. wide; that the balance of the premises where not built upon or occupied by pumps shall be paved with concrete or asphalt; that the sidewalks and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection at two points where shown a post standard supporting a brand sign, which shall not extend beyond the building line of New Utrecht avenue for a distance of more than 4 feet; that under section 7i there may be minor repairing with hand tools only, for minor adjustments, maintained solely within the accessory building; that under section 7e for a similar term there may be parking of cars on such portion of the premises as not to interfere with the service of the station; that under section 7e there may also be included a portion of the premises toward the west, actually in the residence district; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

77-52-BZ

APPLICANT—Joseph B. Koppelman, for Jacob Scheiner, owner.

SUBJECT—Application reopened October 30, 1956 for consideration as to extension of term of variance—expired June 8, 1956 and new owner—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of owner's three trailer trucks, for a term of years.

PREMISES AFFECTED—98 Monroe street and 12 Pelham street, southeast corner, Block 255, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Koppelman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on July 25, 1952 this application was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a residence use district the parking of owner's three trailer trucks, for a term of two years; and

WHEREAS, on June 8, 1954 the Board extended the term of variance for two years, to expire on June 8, 1956; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on June 8, 1956; and

WHEREAS, this application was reopened on October 30, 1956 and set for hearing on November 27, 1956 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin and a copy of certificate of occupancy in effect to June 8, 1956; and

WHEREAS, a public hearing was held on this application on November 27, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1956 acting on Alt. Applic. 987-54, reads:

"Reconsideration is hereby requested of the following objection: Storage of trucks in Residence Use District is contrary to Section 3 Article 2 of the Zoning Resolution.

Disapproved 10/11/56.

Reconsideration of this objection was denied on 6/1/54. It will not be further considered."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 25, 1952, only so far as it refers to the term of the variance so that as amended this portion of the resolution shall read:

"granted under Section 7h for a term of five years from the date of this amended resolution, to permit the use of the premises as heretofore permitted except that it may be used for the parking of five trucks of the present owner instead of three trailer trucks as stored by former owner . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this amended resolution."

839-55-BZ

APPLICANT—Fred C. Dahlem, for Ralph Acampora, owner (Henrietta Taylor, lessee).

SUBJECT—Application October 26, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of the parking and storage of motor vehicles from the business into the residence portion of the plot.

PREMISES AFFECTED—32 Nagle avenue, north side, 277 ft. east of Broadway and 620 West 196th street, Block 2172, part of Lot 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Henrietta Taylor.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 196th street are in business and residence use, B area, class 1½ height districts; Nagle avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 25, 1955 acting on Alt. Applic. 1122-55, reads:

"1. Parking and storage of motor vehicles on vacant land located in a Business Use Dist. and extending into

MINUTES

a Residence Use District is not permitted. Article II Sect. 3 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 175 ft. in depth, irregular, on which is now located a parking lot in the business use portion of the plot; that it is proposed to legalize rear portion of lot 68 for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that plot is located in a business and residence district; that the business portion, 100 ft. by 100 ft., has certificate of occupancy No. 36048; that the rear portion extends into a residence district, irregular in shape, 78 ft. by 29 ft. by 25 ft. by 58 ft. 8½ in. by 78 ft. by 100 ft.; that this entire plot was used for storage of wagons, carriages and early model cars; that when the department first filed a violation against the use of the property for parking and storage of more than five motor vehicles, the attorney went to trial and the court dismissed the case (Magistrate's docket No. 358 and Special Sessions docket No. 275); that a transcript of this case was given to the Public Safety Division on July, 1948; that these cases after three or four years are either destroyed or stacked away where it is impossible to get same; and

WHEREAS, the applicant contends that this property would require piles for any new structure and that it would be too costly to erect a new apartment house; that there is dire need for off street parking in this area and the need will be greater as soon as alternate parking is extended to this area of the city; and

WHEREAS, the applicant states that the present owner has held title to the property since October 15, 1948 and that the assessed valuation of land is \$41,200; and

WHEREAS, the premises and surrounding area were formerly inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the lawfully existing parking lot within the business district to be extended within the residence use district as proposed and as shown on plans filed with this application marked "Received October 26, 1955", 2 sheets, *on condition* that the plot shall be leveled and treated with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except where retaining walls occur on West 196th street, where there shall be a similar woven wire fence not less than four feet in height erected on such retaining wall; that no additional openings for entrance and exit shall be constructed; that entrance and exit shall be solely from Nagle avenue; that no additional buildings shall be erected; that no other use of the premises shall be maintained during the term of this variance; that along the side lot lines adjoining Lots 64 and 72 there shall be erected also a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within six months from the date of this resolution and a new certificate of occupancy shall be obtained covering the addition to the plot as herein permitted to be used in conjunction with the front portion facing Nagle avenue in the business use district as permitted by the Department of Buildings.

1003-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hammer Food Products Corp., owner.

SUBJECT—Application December 21, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in an unrestricted and residence use, C area district, the extension of an existing building, to include uses of boiler room, soda bottling plant, storage of boxes and bottles, garage for not more than 5 motor vehicles, driveway, load and unloading platform and office; proposed extension to exceed the permitted area.

PREMISES AFFECTED—3216-3219 (3198 displayed) Atlantic avenue, and 2-24 Fountain avenue, southwest corner, Block 4154, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mrs. Grippi, Scheralli, Mary Byers, Virginia Milano and Maria Franjere.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, and Fountain avenue are in unrestricted and residence use, C area, class 1 height districts; Atlantic avenue is in manufacturing, residence and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 30, 1955 acting on Alt. Applic. 3634-55, reads:

"1. The proposed extension of the building in a "C" area zone exceeds the permitted area as prescribed in Art. IV, Sec. 13 of the Zoning Resolution.

2. The proposed extension of the use for boiler room, soda bottling plant, storage of boxes & bottles, garage for not more than five motor vehicles, driveway, loading and unloading platform, office in a premises located partly in an unrestricted use zone & partly in a residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 199 ft. 8½ in. frontage by 34 ft. in depth, irregular, now developed with two buildings; that building A is two stories in height, of class 3 construction having a frontage of 149 ft. 11½ in. on Fountain avenue and 34 ft. on Atlantic avenue, erected under N. B. Applic. 2122-1923 for use as ice factory, for which use certificate of occupancy No. 22686 was issued; that the building was later altered under Alt. Applic. 2079-1948 and the use changed as follows: cellar—boiler room; 1st floor—soda bottling plant, mezzanine and office; 2nd floor—storage of boxes and bottles; that certificate of occupancy No. 127654 was issued for said use; that building B is one story in height, of class 3 construction, having a frontage of 49 ft. 9 in. on Fountain avenue and a depth of 95 ft., erected under N. B. 1466-1948 for use as storage garage for not more than five motor vehicles, driveway and loading platform in connection with soda bottling plant to the north; that certificate of occupancy No. 125092 was issued for said use; that the buildings are now being occupied conjunctively as follows: cellar—boiler room; 1st floor—soda bottling plant, storage of boxes and bottles, garage for not more than five motor vehicles, driveway, unloading and loading platform; mezzanine—office; 2nd floor—storage of boxes and bottles; that it is proposed to maintain the present legal uses and erect a new one story extension at the rear of the site, of class 3 con-

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struction, 39 ft. 5½ in. by 71 ft. 8¾ in., irregular in shape, for use as storage of boxes and bottles to be used in conjunction with the present soda bottling plant; and

WHEREAS, the applicant contends that the proposed extension is a permissible use in the unrestricted use district portion of the plot; that portion proposed to be built upon on the residence use district portion of the plot only amounts to 58 sq. ft. and it is proposed to extend the legal use into said area; that the proposed extension will occupy an area of 3,807 sq. ft. and as the allowable coverage is 2,317.8 sq. ft., the proposal is 1,589.2 sq. ft. in excess of the permissible coverage; that the proposal is adjoined on the west by coal pockets and a gas station, so that the excess coverage cannot materially affect the adjoining property; that the land is high in assessed value and it is mandatory that the owner use every available inch of space to meet the needs of his ever expanding business; and

WHEREAS, the applicant states that the present owner has held title to the property since January 26, 1948; that the assessed valuation of land is \$36,500 and of the buildings \$78,500 making a total of \$115,000; that the buildings were erected in 1923; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 7c as to extension of use and Section 21 as to extension of area, to permit the extension of the building as now proposed and as indicated on plans filed with this application marked "Received December 21, 1955", 7 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows in the proposed extension opening to the adjoining lots 59 and 27; that the building shall not be further increased in height or area; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

1020-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Ann Romanelli, owner.

SUBJECT—Application December 29, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles.

PREMISES AFFECTED—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; laid over to November 27, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1¼ height district; New York avenue is in a business use, C area, class 1¼ height district; Lefferts avenue and Lincoln road are in business and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 1, 1955 acting on Alt. Applic. 4155-55, reads:

"1. Proposed parking and storage of motor vehicles in a residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 49 ft. 6¾ in. frontage by 208 ft. 4½ in. in depth, irregular; that the premises are presently being used for parking and storage of motor vehicles and it is proposed to secure a variance for a period of five years in order to maintain the present use of parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the parking situation in this area is acute as there are many six story apartment buildings on Lefferts avenue without garage facilities and this has caused a very serious parking problem for the many car owners within the affected area; that the premises, with access to two streets, lends itself to the proposal and will do much to alleviate the hardship of the car owners; that the garages on adjoining lots 23 and 45 in block 1330, having more than three cars each, are non-conforming uses and the store on lot 44 in block 1330 is a non-conforming use; that the entire plot will be levelled and graded and surfaced with cinder paving; that a 4 ft. 6 in. high chain link fence will be erected on all lot lines where adjoining buildings do not occur and at both building lines, except for a 14 ft. wide opening at each building line; and

WHEREAS, the applicant states that the present owner has held title to the property since October 14, 1955 and that the assessed valuation of land is \$12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, *on condition* that the plot shall be leveled substantially to the grade of Lincoln road and Lefferts avenue; that all existing structures shall be removed and the plot leveled with clean gravel and steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines where masonry walls of adjacent buildings do not occur on the lot lines, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, all as shown on plans filed with this application, marked "Received December 29, 1955", 3 sheets; that a similar fence shall also be maintained along the building lines of Lefferts avenue and Lincoln road and on each there may be an opening for exit and entrance, where shown, not exceeding 17 ft. in width; that such openings shall be fitted with gates which shall normally be kept closed when the lot is not in operation; that during the term of this variance, the premises shall be occupied for no other use and no building shall be erected thereon; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign at each entrance, advertising the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that each such sign shall be not over 15 sq. ft. in area, shall not be illuminated or extend beyond the building line; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

MINUTES

192-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathleen Wilson Bebis, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Stanley Steingut, Irving Lew, J. D'Amato, Yetta Cohen and Bessie Amendolara.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 9, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, for inspection and decision; hearing closed; then to November 27, 1956, at request of the applicant, who stated that the owner may sell the premises for conforming use purposes; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 39th street are in retail and residence use, D area, class 1 height districts; Church avenue is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 8, 1956 acting on N.B. Applic. 97-56, reads:

"1. Proposed gasoline service station, lubricatorium, car washing, minor auto repairs, office & sales & also parking & storage of motor vehicles on open portion of lot on premises located within a retail & residential use district is contrary to Art. 2 Sect. 3 & Art. 2 Sect. 4A of zone resolution.

2. Proposed show window within 75 ft. of a residential use district is contrary to Art. 2 Sect. 7A of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 108 ft. $\frac{3}{4}$ in. in depth, irregular, now vacant; that it is proposed to secure a variance for a period of fifteen years in order to erect and maintain a modern gasoline service station consisting of ten 550 gallon gasoline storage tanks and five dispensing pumps; that the proposed accessory building will have a frontage of 45 ft., a depth of 25 ft., one story in height, of class 3 construction and will contain the conjunctive uses of lubricatorium, minor auto repairs, car wash, storage and office and sales; that part of the site will be reserved for parking and storage of motor vehicles; that the building will be highly modern in design; that a 10 ft. landscaped area will be maintained at the southerly end of the plot which will afford the adjoining lot additional permanent light and ventilation and also act as a buffer between the proposal and the present dwellings on East 39th street; that curb cuts will be limited to two 20 ft. cuts on Church avenue and one 20 ft. wide cut on East 39th street; that the proposed gas pumps will be located 15 ft. back of the building line, thereby insuring pedestrian safety; and

WHEREAS, the applicant states that the premises are in a class D area district and class 1 height district; that part of the site within 100 ft. of Church avenue is in a retail use district and the balance is in a residence use district; that as of July 25, 1916 that part of the premises within 100 ft. of Church avenue was in a business use district; that the present use designation became effective on March 25, 1954;

and

WHEREAS, the applicant contends that although the rear of the site projects 8 ft. $\frac{3}{4}$ in. into the residence zone, said part of the site will be part of a 10 ft. wide landscaped area and will not be used in any manner; that Church avenue is a main auto thoroughfare leading across Brooklyn; that Church avenue is built up with many stores, satisfying all requirements of the public, except that there are no other gas stations within the affected area and the proposal will fill said required service; that the premises across the street in block 4876, lot 36 is developed with a one story brick building containing the use of rug cleaning, which is a non-conforming use in this retail use district and this non-conforming use further makes the site, with the development as proposed, in keeping at this point; that the present Church avenue stores within the affected area, of a necessity draws its shoppers from north and south of Church avenue; that the potential purchasing public south of Church avenue is only one block in depth as there is a cemetery on the south side of Snyder avenue, one block distant from the site; that there are sufficient stores now in the affected area; that although the show window facing on East 39th street is within 75 ft. of the residence zone on said street, it sets 15 ft. back of the building line and therefore cannot possibly affect the residential aspect of East 39th street; and

WHEREAS, the applicant states that the present owner has held title to lots 1 and 3 since July 6, 1920 and lot 4 since January 31, 1955; that the assessed valuation of land is \$8,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, h, i and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 97/56, Objections No. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

295-56-BZ

APPLICANT—Andrew Di Camillo, for Frederick J. McLaughlin, Sr., Frederick J. McLaughlin, Jr. and Gerard McLaughlin, owners.

SUBJECT—Application April 19, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, the proposed extension to the first story of an existing building, using more than the area permitted.

PREMISES AFFECTED—8225 3rd avenue and 301 83rd street, northeast corner Block 6007, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo, F. J. McLaughlin, Jr. and Gerard McLaughlin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 3rd avenue are in a retail use, C area, class 1 height district; that 83rd street is in retail and residence use, C area, class 1 height districts; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated April 16, 1956 acting on Alt. Applic. 1113-56, reads:

"1. The proposed extension to the 1st floor of this bldg. located in a "C" area district exceeds the area permitted by the zoning Res., Art. IV, Sect. 13."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100 ft. in depth, on which is located a two story and basement brick building, erected in 1948 under N. B. Applic. 567-47; that the basement is 20 ft. by 83 ft. 11 in. and 91 ft. 1 in.; first floor—20 ft. by 48 ft.; 2nd floor—20 ft. by 48 ft.; that the building is occupied as follows: basement and 1st floor—mortuary chapel; 2nd floor—one family, for which certificate of occupancy No. 139289 was issued; that there is a one car garage attached to rear of building; that it is proposed to extend the rear chapel on the first floor; that the proposed extension would be constructed over the built-up basement including the one car garage; that the size of the extension is 20 ft. wide by 35 ft. 11 in. in depth; that the total size of the first floor will be 20 ft. by 83 ft. 11 in., for a total area of 1,680 sq. ft.; and

WHEREAS, the applicant states that the zone area of the plot is "C"; that the area of plot is 20 ft. by 100 ft., or 2,000 sq. ft.; allowable coverage of corner plot—75% of 2,000 sq. ft., or 1,500 sq. ft.; excessive coverage—180 sq. ft. for a total coverage of 84%; and

WHEREAS, the applicant contends that the owners have owned premises since June 3, 1953 and it is therefore not a recent purchase; that premises were extensively altered in 1953 under Alt. Applic. 1072-53; that at that time the occupancy of basement and first floor was changed from doctor's offices and part of one family, to chapels; that it was believed at the time that the two chapels on the first floor would be sufficient for the owners' purposes; that since then, in spite of considerable expense, it has been discovered that said chapels were too small and it is felt that the proposed extension is necessary to salvage the owners' mis-judgment a few years back; that the proposed extension is only 180 sq. ft. in excess area and this extension, on a corner building, would in no way adversely affect the surrounding area; that the building is architecturally treated to be harmonious to adjacent properties; that this extension as well as the present entrance to chapels, faces Third avenue which is a business street; that under present conditions the building is economically unsound and it is felt that the proposed alteration will remedy this condition; and

WHEREAS, the applicant states that the present owner has held title to the property since June 3, 1953; that the assessed valuation of land is \$3,700 and of the building \$27,300 making a total of \$31,000; that the building was erected in 1948; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit an extension in area to permit an increase of the chapel on the first floor as proposed and as indicated on plans filed with this application marked "Received April 19, 1956", 3 sheets, and "October 23, 1956", one sheet, *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable to the building and occupancy; that there shall be no window openings in the proposed extension to the rear and to the interior lot lines to the north and east; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

355-56-BZ

APPLICANT—Herman E. Horwood, for Ernest La Porte, Patrick Mattia, Anthony Povcromo, owners.

SUBJECT—Application May 3, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, proposed extension of storage and parking of more than 5 motor vehicles and storage and sale of used cars. PREMISES AFFECTED—984-998 East 180th street and 2081-2099 Bryant avenue, southwest corner, Block 3132, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bryant avenue are in business and residence use, B area, class 1¼ height districts; East 180th street is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 6, 1956 acting on Alt. Applic. 358-56, reads:

"1. The proposed extension of the storage and parking of more than 5 motor vehicles and storage and sales of used cars into a Residence use district is contrary to Sect. 3 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 159.72 ft. frontage by 188.48 ft. in depth, on which is located the parking and storage of more than five motor vehicles and used car sales lot; and

WHEREAS, the applicant states that East 180th street is zoned for business to a depth of 100 ft. and the balance of the lot is in a residence use area, and the portion within the business use area is now occupied as a parking and used car sales lot with office, and this request is for permission to use the balance of the lot which is in the residence use area for a term of years, as parking only for more than five cars; that the owners purchased this plot with the idea of erecting a conforming use of stores and apartments but were unable to obtain any financing with either the F.H.A. or a bank, the reason being given that this neighborhood has deteriorated and they did not consider the project feasible; that the owners then applied for a permit for the parking and used car sales use on the portion of the lot where such use is legal, but still cannot earn enough income to pay interest and taxes from this portion of the lot; and

WHEREAS, the applicant contends that the surrounding streets are badly congested with parked cars, as there are many apartments and residences, most of which have no provision for parking, and in addition there are many parked cars which belong to persons who come from the suburbs to take the subway trains from the East 180th street terminus; that there is no curb cut requested on this additional portion of the lot, which will be enclosed in chain link fence similar to the present, so that there would be no entrance or exit from this lot in the residence use portion; that the owners have great difficulty in keeping this unused portion in a clean and sightly condition and permission to use same for the requested purpose would constitute an improvement in the neighborhood and assist the owners to obtain the much needed revenue; and

WHEREAS, the applicant states that the present owner has held title to the property since November 11, 1955 and that the assessed valuation of land is \$75,000; and

MINUTES

WHEREAS, under Certificate of Occupancy No. 18647, dated April 13, 1956, Alt. 156-56; Block 3132, Lot 35,—parking and storage of more than 5 motor vehicles and used car sales lot, only on the business use district portion of the plot, is permitted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e to permit for a term of five years the extension of the parking use from the portion of the plot now permitted to be occupied for parking and for which Certificate of Occupancy 18647 has been issued, to the rear portion of the lot in the residential zone substantially as proposed and as indicated on plans filed with this application marked "Received May 3, 1956", 4 sheets, *on condition* that the additional premises shall be leveled substantially to the grade of East 180th street and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that the existing chain link cross fence at the terminus of the business district may be eliminated so as to allow the plot to be occupied throughout for parking; that no additional entrances shall be maintained except the one as proposed and as now existing to East 180th street; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that the existing attendant's office permitted within the business district may be maintained; that no additional signs shall be erected; that suitable bumpers shall be maintained along the lot lines for protection to the fences; and that all permits and a new certificate of occupancy covering the entire premises shall be obtained within six months from the date of this resolution.

Adjourned: 1:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING TUESDAY AFTERNOON, NOVEMBER 27, 1956, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

35-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Carrier 26C5 Automatic Ice Maker, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 35-51-SA

Subject: Carrier Corporation Automatic Ice Maker, 26 Series.

The Carrier Corporation of Syracuse, New York, filed December 29, 1950 an application with The Board of Standards and Appeals for approval of the Carrier 26 Series Automatic Ice Maker, under provisions of Article 18—Chapter 19, Administrative Code.

Purpose.

The 26 Series Automatic Ice Maker provides a continuous supply of ice, cubed or crushed, automatically.

Description

These units consist of a machine section for forming ice cubes by mechanical refrigeration and a storage bin of varying size in which to store the ice. The mechanical section comes in two sizes with ice capacity of 200 and 450 pounds per twenty-four hours. The freezing coils are soldered to copper bands and attached at different points to each of twenty-six stainless steel freezing tubes. In operation ice builds up on inside wall of tube at these eight separate points to form eight cubes in each tube. When freezing is completed, automatic controls reverse the cycle, releasing the cubes which simply gravity drop into a bin or crusher. A rotary switch starts the machine; from then on it produces ice automatically. When the storage bin fills with cubes or crushed ice the machine shuts off automatically, starting again whenever some ice is used.

The cabinet panels are bonderized, baked-on gun metal gray or white finish, trimmed with stainless steel and chrome. The unit is equipped with a siphon interchanger which automatically siphons all but a small amount of ice water from the machine during each harvest cycle and stores it in a heat interchanger. This action reduces scaling to a minimum and simplifies the cleaning operation. Fresh make-up water passes through the interchanger and is pre-cooled by the siphoned-off ice water, thereby resulting in negligible capacity-loss from the siphoning operation.

The storage bin is available in three sizes—100 pounds, 160 pounds, and 240 pounds capacity. It has a baked-on finish, stainless steel liner, 2 inches of Fiberglass insulation on the sides and 2 inches of cardboard on the bottom. A partition separates cubes and crushed ice.

These units are equipped with hermetic compressors with a capacitor-start, induction-run motor. The compressors use Freon-12 as a refrigerant.

The condenser is the water-cooled, shell and finned copper coil type.

The refrigerant is controlled by capillary tubes with no moving parts.

The water pump has a stainless steel shaft bronze impeller. A thermally protected motor totally enclosed of the shaded pole type is directly connected to the water pump.

The switch has three positions for manual starting and stopping or for operating of the water pump for cleaning purposes.

The ice crusher has a cast aluminum rotor, with a stainless steel picks and sleeve bearings belt-driven by a 1/6 horsepower drip-proof, thermally protected motor, with adjustable drive-pulley.

Inspection and Test

These models were inspected and tested at the Thompson Road Plant of the Carrier Corporation in Syracuse, New York. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test; A. H. Moulton, District Service Supervisor; W. J. Linderman, Service Manager, Thermodyne Corporation; and Mr. W. F. Tyson, Carrier National Service Supervisor. Mr. Ferguson and Mr. Conklin of the Carrier Corporation Quality Control Department were also on hand to answer questions.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Carrier 26 C5 automatic ice maker for use in New York City under the provisions of Article 18 Chapter 19 Administrative Code on condition that the appliance bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 35-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

208-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.

SUBJECT—Application for consideration—reopened March 1, 1955 for amendment of resolution as to extension of use approved couplings—re Dresser Couplings and Fittings, Styles 38, 65 and 90; previously approved.

APPEARANCES—

For Applicant: Daniel J. Atwell.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 208-54-SM

Subject: Amendment to resolution as to extension of use of approved couplings.

Dresser Industries Inc. Bradford Pa. requested by letter dated January 25, 1955 that the resolution adopted December 14, 1954 under Cal. No. 208-54-SM be amended so as to extend the permitted use of the material known as Dresser Couplings and Fittings Style 38, 65 and 90. The application was reopened by a vote of the Board March 1, 1955.

Purpose

The couplings are compression type fittings for gas service.

Description

There has been no change in the fittings from those approved by the Board December 14, 1954 under Cal. No. 208-54-SM.

Recommendation

The Committee on Test recommends that the resolution adopted December 14, 1954 under Cal. No. 208-54-SM be amended so as to permit the use of the Dresser Couplings and Fittings Style 38, 65 and 90 as a compression coupling under the permissive uses under C26-1327.0 Administrative Building Code as amended by Local Law 88 of 1953 on condition that the requirements of the resolution adopted December 14, 1954 under Cal. No. 208-54-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 14, 1954 in accordance with the above report.

633-55-SM

APPLICANT—Columbia Acoustics and Fireproofing Co., for United States Mineral Wool Co., owner.

SUBJECT—Application July 27, 1955—Cafco Spray or Spray Don (sprayed insulation), approval of.

APPEARANCES—

For Applicant: Frank M. Stumpf and James L. Kempthorne.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 633-55-SM

Subject: Cafco Spray or Spray Don (sprayed insulation).

Columbia Acoustics and Fireproofing Company for United States Mineral Wool Co. Stanhope, New Jersey, filed July 27, 1955 an application with the Board of Standards & Appeals for approval of the material known as Cafco Spray or Spray Don (sprayed insulation) under the provisions of C26-588, C26-589, C26-590, C26-596, C26-597, C26-598 and C26-599.0 Administrative Building Code.

Purpose

The natural Cafco Spray or Spray Don is to be used as a fire retardant on steel floor and beam construction.

Description

Cafco Spray and/or Spray Don is the trade name of a mixture of mineral wool, asbestos and cement; the proportions of which are of a proprietary nature and are on file with the Board.

The fibers are applied by blowing them along with a mist of water, onto the surface which has been treated with a thin coat of latex type adhesive.

Inspection and Test

The material was tested, as part of a complete floor and ceiling construction, in accordance with the requirements of C26-588 through C26-590 and C26-596 through C26-599.0 Administrative Building Code, at the Underwriters Laboratory Chicago, in the presence of Asst. Engr. J. A. Darts Committee on Test.

Test Structure.

The test sample consisted of 12 inch 27 lb./ft. I beams; cellular floor units identified as Q deck as manufactured by the H. H. Robertson Co., Pittsburgh, Pa., concrete top flooring and Cafco Spray.

The floor units were laid on the I beams with a bearing on the beams of 2½ to 3½ inches and were secured to the beams by means of tack welds spaced 12 inches on center. The top of the units were covered with 2½ inches of concrete which had an average strength of 3700 p.s.i.

The ceiling and beam were prepared for application of the fibers with a thin spray coat of adhesive mixed with water in the proportions by weight of one part adhesive to three parts water. The fiber is thin sprayed on the ceiling and beam surfer, before the adhesive dries; from a nozzle which wetted the fibers with water. The fibers are applied in layers, tamped and sprayed lightly with water until the desired thickness is obtained. The finished thickness of the Cafco Spray on Spray Don was found to be 2½ inches on the beam and ¾ inches on the ceiling as measured from the bottom plane of the floor units.

The total load, live and dead, applied to the assembly during test was 131 lbs. per sq. ft.

The test was discontinued at 3 hours and 5 minutes at which time the temperature of the floor was 245° which was 80° below the limiting temperature of 325° and the temperature of the steel beam was 843° which was 153° below the limiting temperature of 1000°. The assembly also successfully met the requirements of the hose stream test.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Cafco Spray and/or Spray Don for use in New York City under C26-239.0 Administrative Building Code, as a fire protection on condi-

MINUTES

tion that the construction is as follows:

H. H. Robertson steel floor finished with 2½ inches of 3700 p.s.i. concrete on top and finished on the ceiling side with not less than ¾ of an inch of Cafco Spray and/or Spray Don applied directly to the ceiling side of the floor units. When this material is to be used as a protection for steel beams, the material shall be applied in thickness not less than 2½ inches from the face of the steel beam.

The Committee further recommends that all installations shall be under the supervision of the applicant or his licensed applicators.

The committee further recommends that due to the texture of the material, it shall not be installed any closer than 7'-0" from the floor and further each bag of the material shall be stamped or labeled "Approved by the Board of Standards & Appeals for use in New York City under Cal. No. 633-55-SM" and further that all plans submitted to the Department of Buildings showing the proposed use of this construction shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1029-55-SM

APPLICANT—Matthew J. Langert, owner.

SUBJECT—Application December 19, 1955—Matthew J. Langert Rope Hitching Device for Swing Scaffolds (two point suspension), approval of.

APPEARANCES—

For Applicant: Matthew J. Langert.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re.: Cal. No. 1029-55-SM

Subject: Matthew J. Langert Rope Hitching Device for swing Scaffolds (two point suspension).

Matthew J. Langert, owner and manufacturer, filed December 19, 1955, an application with the Board of Standards and Appeals for approval of the Matthew J. Langert Rope Hitching Device for Swing Scaffolds under the provisions of the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings adopted under Cal. No. 784-41-SR.

Purpose

The device is used in conjunction with swing scaffolds in order to raise or lower said scaffold and to obtain a more reliable hitch and to eliminate the lower block hook.

Description

The hitching device is made in the form of a triangle with round malleable steel having a tensile strength of 50,000 p.s.i. and a yield of 32,500 p.s.i. with the connections and welds being as strong as the stock itself, the lower or horizontal side being ½ inch diameter stock, the slanting sides being 1 inch diameter in their lower part and 1½ inches in diameter in the upper part with 2 inch diameter round malleable steel extending upward from the top or apex of the triangle.

At the top of the 2 inch stock to which the stirrup is attached, a ring is formed of the same steel ⅝ inch in diameter to which the lower block of the roped block and tackle is attached by means of a steel U and pin for the support of the whole of the stirrup including the hitching device and the load carried by the stirrup.

The stirrup is made up of a lower horizontal, a ½ inch by 1½ inch flat steel bar attached to the lower end of the stirrup made up on the outside of a combination of ½ inch round and ⅝ inch round stock and on the inside of ½ inch round stock; the slanting members and top horizontals of the stirrup being ⅝ inch round and the other members being either ½ inch or ⅝ inch round or a part of them being a combination of ½ inch and ⅝ inch round stock.

The hitch in the rope is continuously maintained on the hitching device during the lowering movements of the scaffold as well as when the scaffold is in the desired fixed position.

Inspection and Test

The device was inspected and tested by Asst. Engr. J. A. Darts Committee on Test. The device was loaded through the eye to 4,000 lbs. and there was no permanent distortion and the stirrup was loaded to 3,700 lbs. at which load there was no distortion.

The complete test report is on file with and is part of the record.

The device has been approved by the New York State Board of Standards and Appeals under B.S.A. approval 4157.

Recommendation

On the basis of the inspection and test and data filed by the applicant, the Committee on Test recommends the approval of the Matthew J. Langert Rope Hitching Device for Swing Scaffolds (two point suspension) for voluntary use in New York City under the provisions of Rule 7.5.4 of the Rules for Erection, Alteration, Repair, Excavation for and demolition of Buildings on condition that the stirrup bear a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1029-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1039-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corp., owner.

SUBJECT—Application December 31, 1955—Washex Tube Filters, Models 2000, 3000, 5000, 7000, 10,000 and 15,000, approval of.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re.: Cal. 1039-55-SA

Subject: Washex Tube Filters, Models 2000, 3000, 5000, 7000, 10,000 and 15,000.

MINUTES

Charles M. Spindler for Washex Machinery Corp. filed December 31, 1955 an application with the Board of Standards & Appeals for approval of the Washex Tube Filters, Models 2000, 3000, 5000, 7000, 10,000, and 15,000 under the provisions of Article 13 Chapter 19 Administrative Code and the Dry Cleaning Rules of the Board.

Purpose

The appliance is used to filter dry cleaning solvents.

Description

The tube filters are used in conjunction with other dry cleaning machinery for removal of suspended insoluble soil from dry cleaning solvent. The filter consists of an internally reinforced rectangular steel casing containing a series of vertical tubes, ranging in number from 72 in the smallest size filter to 504 in the largest size filter, made of open mesh screen, coated with a chemical filtering agent. The dirty solvent is pumped into the filter casing at the bottom, is forced, under pressure, through the filtering agent and screening and leaves the filter at the top from whence it recirculates to the washer through closed piping.

In operation there is no scraping necessary to remove the caked insoluble soil from the metal screening. The removal of the filter cake from the tube is accomplished by either backwashing which is accomplished by reversing the solvent flow so that the solvent flows down through the tubes and out through the screening, thereby dislodging the filter cake or by air blown through a special discharging pipe located just below the filter tubes.

Inspection and Test

The appliance was inspected and tested by Asst. Engrs. J. A. Darts and G. F. Sklenarik, Committee on Test and C. M. Spindler representing the applicant. The appliance operated as designed.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval for voluntary use in New York City, of the Washex Tube Filters, Models 2000, 3000, 5000, 7000, 10,000 and 15,000 in conjunction with other dry cleaning equipment, on condition that all installations shall conform to the requirements of Article 13 Chapter 19 Administrative Code and the Dry Cleaning Rules of the Board and further that the appliance bears a label, permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1039-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1041-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corp., owner.

SUBJECT—Application December 31, 1955—Washex Syntomat, Models P-65 and P-100 (for dry cleaning units using perchlorethylene (non-combustible) solvent), approval of.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
REPORT OF COMMITTEE ON TEST

Re: Cal. 1041-55-SA.

Subject: Washex Syntomat Models P-65 and P-100.

Charles M. Spindler for Washex Machine Corp. filed December 31, 1955 an application with the Board of Standards & Appeals for approval of the Washex Syntomat, Models P-65 and P-100 under the provisions of Article 13 Chapter 19 Administrative Code and the Dry Cleaning Rules of the Board.

Purpose

The appliance is a dry cleaning appliance using perchlorethylene (a non combustible) as the solvent.

Description

The appliance is a combination washer and extractor used in the dry cleaning industry. The unit consists of the washing and extractor cylinder, solvent tanks, pumps and control valves and piping.

The machine consists of a rotating cylinder 42 inches in diameter by 20 inches long for the P-65 and 46 inches in diameter by 22 inches long for the P-100. All surfaces of the machine and tanks in contact with the solvent are finished with a baked on finish in order to prevent corrosion.

The tank size for the P-65 is two compartments holding 165 gallons of solvent each and for the P-100, two compartments holding 225 gallons of solvent each.

The following safety devices are incorporated in the design of the machine: A safety switch interlocked into the door so that the machine cannot start unless the door is properly closed. A static eliminator to ground any generated static electricity.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts and G. F. Sklenarik, Committee on Test and C. M. Spindler representing the applicant. The equipment operated as designed. The physical dimensions of the baskets were checked in order to evaluate the load capacity on the basis of 2.8 lbs of dry wash per cu. ft. of basket.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Washex Syntomat, Model P-65 having capacity of 45 lb. dry wash and Model P-100 having capacity of 65 lbs. of dry wash.

The Committee further recommends that each machine bear a label permanently affixed reading as follows: "Approved by the Board of Standards & Appeals for use in New York City under Cal. No. 1041-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

150-56-SM

APPLICANT—Wilray Metal Fabricators, Inc., owner.

SUBJECT—Application February 1, 1956—Wilray Paint Storage Cabinets, approval of.

APPEARANCES—

For Applicant: Peter W. Stein.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 150-56-SM

Subject: Wilray Paint Storage Cabinet.

Wilray Metal Fabricators Inc., Bronx, New York, filed February 1, 1956 an application with the Board of Standards and Appeals for approval of the Wilray Paint Storage Cabinet under the provisions of the Paint Spraying Rules of the Board.

Purpose

The cabinet is to be used for the storage of flammable liquids, not in excess of 200 gallons.

Description

The cabinet is of double wall construction having a 1½ inch air space between the sheets. The entire cabinet is built of 18 gauge steel and is equipped with a self closing door and three point locking device. The exhaust outlet is located at the top of the cabinet for venting to the outer air and is connected to all compartments by a rectangular duct inside at the rear, this duct extends down to the bottom compartment and is open at the bottom to provide ventilation from the bottom and top.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test and the cabinet was found to comply with the requirements of the Paint Spraying Rules of the Board.

Recommendation

On the basis of the inspection, the Committee on Test recommends the approval of the Wilray Paint Storage Cabinet for the storage of flammable liquids, not to exceed 200 gallons, under the provisions of the Paint Spraying Rules of the Board on condition that each cabinet bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 150-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

531-56-SM

APPLICANT—Russell, Burdsall and Ward Bolt and Nut Co., owner.

SUBJECT—Application June 27, 1956—Empire (E) High Strength Bolts for Structural Steel Connections, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 531-56-SM

Subject: Empire (E) High Strength Bolts for Structural Steel Connections.

Russell, Burdsall & Ward, Portchester, New York, filed July 27, 1956, an application with the Board of Standards and Appeals for approval of the material known as Empire (E) High Strength Bolts under the provisions of C26-322.0, C26-368.0, C26-520.0 and C26-521.0 Administrative Building Code as amended by Local Laws 107, 108, 109 and 110 of 1955.

Purpose

The material is a bolt for fastening structural steel.

Description

The bolts, nuts and washers are manufactured in conformity with the requirements of the Specification of Quenched and Tempered Steel Bolts and Studs with Suitable Nuts and Hardened Steel Washers (ASTM A325). The bolts are identified by marking on the top of the head with three radial lines, with the letter "E" between the radial lines. The chemical composition of the bolts, nuts and washers is as follows:

Chemical Composition	Washers			
	Bolts	Nuts	Carburized & Tempered	
Carbon	0.30 Min.		0.25 Max.	
Manganese	0.30 Min.		1.00 Max.	
Phosphorus	0.048 Max.	0.13 Max.	0.048 Max.	0.048 Max.
Sulfur	0.058 Max.	0.23 Max.	0.058 Max.	0.058 Max.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts, Committee on Test. The process of manufacture, from receipt of raw material to finished product, was observed.

Bolts and nuts taken from stock were tested in accordance with the requirements of ASTM A 325 and were found to comply.

Recommendations

On the basis of the inspection and test and the date filed by the applicant, the Committee on Test recommends the approval of the material known as Empire (E) High Strength Bolts for structural steel, for use in New York City under the provisions of C26-322.0, C26-368.0, C-26-520.0 and C26-521.0 Administrative Building Code as amended by Local Laws 107, 108, 109, and 110 of 1955 on condition that all bolts, studs, nuts and washers shall comply with the requirements of ASTM-A325 and further that all containers or cartons in which the material is to be marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 531-56-SM", and further that each bolt shall be identified with the marking herein described.

The Committee further recommends that when the High Strength Bolts are used in construction the following conditions shall apply:

Torque shall be sufficient to provide an average stress on the bolt at least fifteen percent in excess of the minimum required bolt tension specified in subdivision d4 of Section C26-520.0.

The parts to be bolted shall be brought tightly together by sufficient high-strength bolts used as fitting-up bolts.

Bolts shall then be installed in the remaining holes and their nuts shall be made finger tight, which shall mean tightened firmly by hand or spud wrench only, without the use of torque or impact wrenches.

After the nuts have been made finger tight, each nut shall be given one complete turn to tighten the bolt.

The fitting-up bolts shall be then loosened and the nuts thereon shall be retightened finger tight. Each nut shall then be given one complete turn.

MINUTES

Bolts shall not be forced into holes. Holes out of alignment shall be drilled or reamed.

Impact wrenches shall be regulated so as to produce one turn of the nut on the bolts in place, in approximately ten seconds.

The tightness of the bolts may be tested by turning the nuts one-sixteenth of a turn tighter with a torque wrench and measuring the resulting torque. The torques on the nuts shall not be less than shown in column 4 of the following table for the size of the bolt.

Sufficient bolts shall be checked to determine whether the required tightness has been obtained.

Bolt Tension and Torque Values.			
1	2	3	4
Bolt Size Inches	Bolt Tension for Calibrat- ing Wrenches Pound	Required Minimum Bolt Tension Pounds	Approx. Equiv. Torque for required Min. Bolt Tension Pound-Feet
1/2	12,500	10,850	90
5/8	20,000	17,250	180
3/4	29,000	25,600	320
7/8	37,000	32,400	470
1	49,000	42,500	710
1 1/8	58,000	50,800	960
1 1/4	74,000	64,500	1,350

Nuts may be tightened by calibrated wrenches in place of giving each nut one turn. In such case, wrenches shall be calibrated not less than once each day by means of an approved calibrating and tension measuring device. The wrench shall be calibrated for the tension specified for the size of bolt in Column 2 of the table.

Where threads of bolts are injured, or the bolt is damaged in any way, the bolt shall be removed and replaced.

The installation of high-strength bolts shall be supervised by a licensed professional engineer or registered architect employed by the owner and acceptable of the Commissioner, to insure that high-strength bolts are installed according to the design and code requirements. Such acceptability shall not be unreasonably withheld. Upon the completion of the installation of the high-strength bolts, the licensed engineer or registered architect shall file a statement with the department, in a manner determined by the Commissioner, that the installation of the bolts was in accordance with the requirements of the Administrative Code and the design.

The licensed professional engineer or registered architect shall not be employed by nor receive compensation from any of the contractors engaged in the construction or alteration of the building.

The licensed professional engineer or registered architect or his representative shall be present at all times when high-strength bolts are installed. He shall observe whether the bolts are installed in compliance with the Administrative Code and this recommendation and wherever bolts do not conform to the code and he shall direct that such bolts be replaced or shall promptly report in writing such improperly installed bolts to the Borough Superintendent and the contractor.

Upon completion of the installation of the high-strength bolts, the licensed professional engineer or registered architect shall file a sworn statement in affidavit form, that the bolts were installed in accordance with the requirements of the Administrative Code and of this recommendation, unless the bolts were not so installed in which case the Borough Superintendent shall be advised in writing of the manner in which the bolts were not properly installed.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

642-56-SM

APPLICANT—Protectoseal Co., owner.

SUBJECT—Application August 20, 1956—Protectoseal Storage Cabinet, Model 5545 (for storage of flammable liquids), approval of.

APPEARANCES—

For Applicant: G. T. McCarty.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 642-56-SM

Subject: Protectoseal Storage Cabinet Model 5545 (for storage of flammable liquids).

G. T. McCarty for Protectoseal Co., Chicago, Illinois, filed August 20, 1956, an application with the Board of Standards and Appeals for approval of the Protectoseal Storage Cabinet, Model 5545, under the Paint Spraying Rules of the Board.

Purpose

The material is to be used as a storage cabinet for flammable liquids.

Description

The cabinet is of double wall construction having a 1 1/2 inch air space between sheets. The entire cabinet is constructed of 18 gauge steel and the door is a double door with three point closure and lock type handle. The door sill is raised 2 inches above the bottom of the cabinet. The cabinet has two vent holes, each 2 inches in diameter and equipped with fire screens. The maximum capacity of the cabinet is 45 gallons.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test and the cabinet was found to comply with the requirements of the Paint Spraying Rules of the Board.

Recommendation

On the basis of the inspection the Committee on Test recommends the approval of the material known as the Protectoseal Storage Cabinet, Model 5545 for the storage of flammable liquids under the provisions of the Paint Spraying Rules of the Board on condition that each cabinet bears a label permanently affixed reading, "Approved by the Board of Standards & Appeals for use in New York City under Cal. No. 642-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

114-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for City of New York, Dept. of Parks, owner.

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SUBJECT—Application reopened October 2, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction and egress.

PREMISES AFFECTED—30 Lafayette avenue and 97 St. Felix street, southwest corner and 97 Ashland place, 2nd floor, Block 2111, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated September 5, 1956, on Alt. App. 2137/56, reads:

"1. The portion of the structure to be used for classroom use as proposed should be separated from the theatre by unpierced walls & floors having a fire resistive rating of at least 4 hours and the means of egress from the parts so used should be entirely separate from the means of egress from the theatre portion as required by the Bldg. Code Sect. 12.1.3 (c)."

and

WHEREAS, the applicant states the building is four stories, 60 ft. in height, 181 ft. 4 in. by 201 ft. in area, of fireproof construction, erected 1905, located in a business use, B area, class 2 height district, and used and occupied since 1908: cellar—boiler room, etc.; basement—shop and plenum chambers; 1st floor—concert hall opera house, 1800 persons; 2nd, 3rd floors—ballroom, balconies, lecture hall and offices, 3200 persons; 4th floor—solarium, art room and dressing room, 200 persons; it is now proposed to use the ballroom and servicing room adjacent to the westerly end of the ballroom, approximately 120 ft. long by 40 ft. and 35 ft. by 25 ft., respectively, as offices and classrooms for occupancy by not more than 300 persons; the building is equipped with an approved standpipe system, and approved two-source sprinkler system; there is an approved interior fire alarm system; there are five interior stairways, two of which are used in connection with the ballroom; stairs lead to roof bulkhead, are 5 ft. wide, of fireproof construction and where enclosures exist such enclosures are fireproof, in addition there are four exterior fire escape stairways; and

WHEREAS, Certificate of Occupancy #109005, issued July 29, 1943, against N.B. App. 4076/05 and Alt. App. 6228/30, permit the present use and occupancy; and

WHEREAS, the applicant states that it is now proposed to install nine classrooms and three offices in the present ballroom at the north side of the second floor in lieu of offices as originally approved by the Board under Cal. No. 114-49-A, Vol I; and

WHEREAS, the applicant contends that the proposed classroom partitions will be of 8 in. cinder or concrete blocks 10 ft. high and the ceiling over at this height will be of steel channels and approved celotex acoustiline as approved by the Board under Cal. No. 371-53-SM; that all doors to classrooms will be fireproof self-closing; and

WHEREAS, the applicant contends that the proposed classrooms will be conducted by the Brooklyn Academy, a school approved by the New York State Board of Regents, which will conduct college preparatory courses from 9 am to 3 pm weekdays and evening courses from 6:15 to 9:15 pm weekdays and from 9:00 am to 12 noon on Saturdays; that the total number of occupants in this portion of the building will never exceed 300 persons; that the Brooklyn Academy is sub-leasing the space from the Brooklyn Academy of Music, who in turn, have leased the entire building from the Department of Parks of the City of New York.

Resolved, that the decision of the borough superintendent, dated September 5, 1956, acting on Alt. App. 2137/56, Ob-

jection #1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the portion of the balcony to be occupied for classrooms for the use proposed, as shown on plans filed with this appeal, marked "Received September 6, 1956" (5 sheets), *on condition* that from the balcony shown on the 2nd floor plan proposed to be occupied as a teacher's room and accessible by stairs, there shall be a means of reaching the proposed fireproof ceiling, and a suitably supported catwalk provided so as to permit access to the upper portion of such ceiling in the event of an emergency; and that the use as classrooms shall only be as proposed and shown on plans above cited for the space proposed.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re storage of inflammable oils.

PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, first floor, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis D. Meehan and Joseph M. Trainor.

For Administration: Lieut. John P. Manfredi, Fire Dep't and Victor Peinitsch, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, Order No. 97899LC, issued by the Fire Commissioner October 21, 1953 and repeated in a decision of the Fire Commissioner dated February 2, 1954, relating to premises 629 West 50th Street and 630 West 51st Street, Manhattan, reads:

"1. Discontinue storage and use of volatile inflammable oil in excess of 5 gals. above the first floor. One drum will be permitted on street level. Benzol, Toluol. C19-51.0-b-5.

"2. Provide an approved buried storage system."

and

WHEREAS, the applicant states the building is 6 stories, 75 ft. in height, 125.54 ft. front by 200.10 ft. in depth, of class 3 construction, erected 1900, located in an unrestricted use, A area, class 2 height district, and used and occupied since May, 1940 as follows—1st floor—factory, 20 persons; 2nd floor—offices, laboratory and storage of starch, 11 persons; 3rd floor—storage of roots and starches, 2 persons; 4th floor—same, one person; 5th floor—same, one person; 6th floor—same, 6 persons; no change in use or occupancy is proposed. The building is provided with an approved standpipe system, an approved one-source sprinkler system throughout, an approved interior fire alarm system, regular monthly fire drills are maintained; there are three interior steel and wood stairs, 3 ft. 6 in.; 4 ft.; and 4 ft. 6 in. in width, fireproof enclosed, equipped with fireproof self-closing doors, extending from roof bulkhead direct to street, and two rear exterior stairs, or fire escapes, extending to roof, one of which extends to roof by stair and one to street by stair and one to yard by stair, egress from the rear and side fire escapes is through alley and driveway to street, window and door openings on the course of the fire escapes are fireproof, self-closing; and

WHEREAS, the applicant has filed copies of certificates of occupancy #23755 issued June 29, 1938 against N.B. App. 12 of 1938 permitting the following use and occupancy: Cellar—boiler room; 1st floor—garage for more than five cars; 10 persons; mezzanine—office, 10 persons; this cer-

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tificate of occupancy apparently has no relation to the building in question; and

WHEREAS, the applicant states there are three interior 3 ft. 8 in. wide stairs, enclosed in fireproof stair enclosures, sprinklered; that no certificate of occupancy has been issued as the building was erected prior to 1916; that on the first floor at ground level a solvent storage fireproof vault was erected equipped with a sprinkler system; that the building is on rock and it is impossible to comply with the Fire Commissioner's order to construct underground storage tank as the necessary blasting would cause possible damage to footing and masonry of the building and be excessive in cost, exceeding the cost of the building; that the existing vault is 10 ft. 6 in. by 36 ft. in area, 7 ft. 2 in. in height, constructed on rock with an 8 in. thick slab, having 12 in. concrete and brick walls and an 8 in. reinforced slab ceiling, equipped with sprinklers, and a three hour self-closing fireproof door, and vented to the exterior of the building with explosion proof motor; and

WHEREAS, the applicant contends that the manufacture of the product is under the supervision of trained chemists engaged by the applicant; that sand pails and CO₂ extinguishers and auxiliary fire appliances are kept in their proper places; that it is proposed to install a CO₂ System in the vault should the Board grant this appeal, together with a fusible link door to the vault; that it is necessary to store the amount of solvents to produce a batch of the product in accordance with Permit #150113 and it is earnestly requested that the Board react favorably to this request; and

WHEREAS, the applicant states that storage of the following quantities of materials is requested in the vault in question:

"No. 55 Gal. Drums & Mix. Flash Points. Open Cup.
"Toluol 15 Polyvan & Water 55 Gal. Drums 56° F
Benzol 5 Dextrine & Polyvan 55 Gal. Drums 50°
Alcohol Den. Ethyl 10 55 Gal. Drums 66° Dextrine
& Water
Vinyl Sol Unmixed
(MA 28-18 Caf A 1383)
Acetone 1 55 Gal. Drum adhesive unmixed thinner 15°
Methyl Ethyl Ketone unmixed thinner 1 55 gal. drum
30°
Kerosene Mixed with Casine and Veg. Glue and Water
2 55 gal. drum 100-165 F
Cellusolve Acetate (CAF A 1647) 1 55 Gal. Drum 142 F
Cellusolve Solvent Polyvane and Water 1 55 Gal Drum
126 F."

and

WHEREAS, the applicant states that the storage vault was constructed on Approved Alt. App. 4197/1947 and Certificate of Occupancy #36049 issued August 24, 1949; and

WHEREAS, the applicant states that a typical batch of the material mixed consists of 250 gallons or five drums of starch with an adhesive; that the sprinkler system is a two-source system fed from the City main and by gravity as installed under Alt. App. 723-48 with Fire Department approval and is equipped with a siamese connection; and

WHEREAS, the premises was inspected by a committee of the Board; and at the suggestion of the Board an application was filed with the Building Department and a new decision F.P. Misc. App. 1379/56 obtained and disapproved November 26, 1956, reading as follows:

"1. Provide a buried storage system, where the storage of volatile inflammable oils or liquids (Benzol or Toluol) on first floor, exceeds one drum (55 gallons); all in accordance with Fire Dept. Order #97.899-LC."

Resolved, that the decision of the Fire Commissioner as expressed in Order No. 97.899-LC, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the vault to be constructed as passed on by the borough superintendent under F.P. Misc. App. 1379/56, objection dated November 26, 1956; that not

more than thirteen 55 gallon drums shall be stored within the vault containing volatile inflammable oils or liquids, to the satisfaction of the Fire Commissioner; that the sprinkler system shall be maintained in accordance with the requirements therefor.

65-55-A

APPLICANT—Seymour A. Mitteldorf and Samuel Rosenblum, for Klein Piano Co., Inc., owner.

SUBJECT—Application January 24, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—417-431 West 28th street, north side, 375 ft. east of 10th avenue, Block 726, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated January 7, 1955, on Alt. App. 514/54, reads:

"3. A fire escape is not acceptable as a legal means of egress in factory building more than 5 stories high. Section 271 L.L."

and

WHEREAS, the applicant states the building is 7 and 8 stories, 80 ft. in height, 225 ft. front by 98 ft. 9 in. in depth, of Class 3 construction, erected in 1889 in a business use, B area, Class 1½ height district, used and occupied since erection: cellar—factory, boiler, storage, 15 persons; 1st floor—factory, storage, loading, 32 persons; 2nd floor—factory, 16 persons, 21 on the 3d, 56 on the 4th, 126 on the 5th, 27 on the 6th, 38 on the 7th and 20 on the 8th floor; the building is provided with approved standpipe and one-source sprinkler systems throughout and an approved interior fire alarm system. There are three 3 ft. 4 in. and 3 ft. 9 in. wide interior wood stairs, enclosed in fire-retarded partitions, equipped with fireproof self-closing doors, which lead from roof bulkhead to street, and two fire escapes on the front, extending to roof by stair and by ladder and to street by stair; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation #7582 was issued September 27, 1954 for failure to provide secondary means of egress for all tenants on all floors, including cellar, for buildings over 5 stories in height, as required by Section 271 of the Labor Law; and

WHEREAS, the applicant has amended his appeal to include a new decision of the borough superintendent dated July 5, 1956, on Alt. App. 514/54 reading:

"2. Revised. Provide two (2) means of egress leading directly to the street for all tenants all floors including the cellar and 1st floor enclosed as required in fire resistive materials and F.P.S.C. Doors. Sect. 271 Labor Law.

3. A fire escape is not acceptable as a legal means of egress in a factory bldg. more than five (5) stories high. Sect. 271 L. Law"

and

WHEREAS, the applicant states the manufacturing done in the building consist of the following: basement—printing, 15 persons, storage of wood turning materials, two persons; 1st floor—wood turner, 12 persons, dress pleating, 20 persons; storage of wood turning material, 1 person; 2nd floor—manufacturing store displays, 12 persons; manufacturing furniture, 10 persons and storage of furniture; 3d floor—screen printing, 12 persons; lamp manufacturing, 10 persons;

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piano repairs, 4 persons and importing furniture, 2 persons; 4th floor—fur dyeing, 16 persons; luggage manufacturing, 40 persons and leather storage; 5th floor—jewelry hand painting, 15 persons; woodworker, 1 person; hat manufacturing, 18 persons and luggage manufacturing, 75 persons; 6th floor—manufacturing picture frames, 10 persons; storage of leather luggage, 2 persons; shipping baby plates, 5 persons; 7th floor—wood finisher, 4 persons; piece goods dyeing, 4 persons; manufacturing zippers, 12 persons; screen printing, 20 persons; 8th floor—piece goods dyeing, 20 persons; and

WHEREAS, the applicant contends that the building was erected under N.B. App. 527/81 and 277/85 and 1837/89 for piano manufacturing and factory use; that the factory uses have been continuous since 1889; that the existing approved one-source sprinkler system installed throughout the building is supplied by three gravity tanks totaling 18,000 gallons capacity; that the two fire escapes were erected under Alt. App. 1089/46 to comply with the requirements of the Department of Buildings; that these fire escapes have 45° stairs, fireproof doors leading to openings; are screened, equipped with counterbalanced stairs and comply fully with the Labor Law as then in effect; that the interior stairs were enclosed in fire-retarding material in accordance with the Labor Law in effect in 1915 and approved by the Bureau of Buildings at that time; and

WHEREAS, the owner was convicted and fined in Magistrate's Court August 25, 1954 on charge of violation of the Administrative Code.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 514/54, Objection Nos. 2 and 3, and that the appeal be and it hereby is granted, to permit the continuance of the fire escapes as a second means of exit, as proposed and shown on plans filed with this appeal, marked "Received January 24, 1955", (10 sheets), on condition that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the cellar occupancy shall not be increased; that the one-source sprinkler system shall be maintained throughout the building; that the approved standpipe and interior fire alarm systems shall be maintained in accordance with requirements therefor and that the occupancy of the building shall remain substantially as proposed.

202-55-A

APPLICANT—Samuel Rosenblum, for L. F. and E. B. Salz, owners.

SUBJECT—Application March 10, 1955—Appeal from a decision of the borough superintendent—re provide two stairways.

PREMISES AFFECTED—44-50 West 28th street, south side, 100 ft. east of 6th (Avenue of The Americas) avenue, Block 829, Lot 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Charles Malkin.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated February 24, 1955, on B.N. App. 66/55, reads:

"1. Provide two (2) stways from the cellar enclosed in masonry F.P.S.C. doors and leading directly to the street, 271 L.L."

and

WHEREAS, the applicant states the building is 16 stories, 221 ft. in height, 99 ft. front by 98 ft. 9 in. in depth at first floor, 86 ft. in depth at typical floor, of fireproof construction, erected 1913, located in an unrestricted use, B area, class 1½ height district and used and occupied since 1913 as follows: as cellar—flower market and boiler room, 2 persons; 1st floor—flower market, 25 persons; 2nd, 3rd and 4th floors—photo-engraving, 80 persons on the second, 75 on the third and 75 on the fourth; 5th floor—manufacturing curtains, 50 persons; 6th floor—pleating, 90 persons; 7th floor—manufacturing comforters, 10 persons; 8th floor—manufacturing ties, 80 persons; 9th floor—manufacturing belts, 75 persons; 10th floor—manufacturing shirts, 70 persons; 11th floor—manufacturing shirts, 60 persons; 12th floor—manufacturing pens and brassieres, 65 persons; 13th floor—manufacturing brassieres, 80 persons; 14th floor—manufacturing dresses, and offices, 35 persons; 15th floor—manufacturing raincoats, 45 persons; 16th floor—electronic assembly, 70 persons; the building is provided with an approved standpipe system and an approved two-source sprinkler system; there is an approved interior fire alarm system, regular monthly fire drills are not maintained; there are two interior 3 ft. 8 in. wide fireproof stairs from roof bulkhead to street, and one fire escape at the rear extending to street by stair and yard by stair with egress to street through fireproof passageway; window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, Violation No. 3629/53 was issued for erecting and maintaining wood partitions in the cellar contrary to to law and failing to provide two lawful means of egress from cellar in accordance with Section 271 of the Labor Law; and

WHEREAS, the applicant contends that this appeal is for the purpose of obtaining a variance of the Labor Law as to the cellar exits only; and

WHEREAS, the applicant states that pursuant to the amendment of the Labor Law effective in 1948, the department issued a violation calling for two means of egress from the cellar, and B.N. App. 66/55 was filed and objection received as a basis for this appeal; and

WHEREAS, the applicant states that the building is a 16 story tenant-factory, erected in 1913, equipped with two fireproof enclosed stairs and an outside fire escape stair protected throughout with a two-source automatic sprinkler system; that the first story and cellar is occupied by one tenant as a flower market and the first story store for the sale of flowers and the cellar for storage; that part of the violation referring to wood partitions is being complied with and all wood partitions will be removed; and

WHEREAS, the applicant contends that there is a fireproof enclosed stair leading to the first floor from the cellar and at the westerly end from the superintendent's office a 60° iron stair is provided leading to a freight hallway and, in addition, there is an engineer's ladder and trap door leading to the street; that only occasionally the cellar is used with about two persons employed; that the occupancy is non-hazardous and as there is a sprinkler system throughout and egress is available direct to the store, variance is requested for the acceptance of the existing cellar exits; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the applicant has stated that all wood partitions in the cellar have been removed and replaced by fireproof partitions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on B.N. 66/55, Objection No. 1, and that the appeal be and it hereby is granted, on condition that in addition to the stairway shown as a means of exit from the cellar on the west side, there shall also be a door from the elevator corridor to the space marked "superintendent's office", from which there is a stairway leading to the freight hall with direct access to street; that a two-course sprinkler system,

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approved standpipe and interior fire alarm systems shall be maintained in accordance with requirements therefor; and that the building shall not be increased in height or area and shall be maintained in accordance with the requirements of this resolution and the plans marked "Received March 10, 1955" (2 sheets) and that all wood partitions in the cellar shall be removed, as proposed.

213-55-A

APPLICANT—Samuel Rosenblum, for 122 Fifth Avenue Corp., owner.

SUBJECT—Application March 11, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—122-124 5th avenue, west side, 60 ft. south of West 18th street, Block 819, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 24, 1955, acting on BN 299/54, reads:

"1. Provide two means of egress from cellar areas to comply with Sec. 271 Labor Law."

and

WHEREAS, the applicant states the building is ten stories, 100 ft. in height, 71 ft. 6 in. by 175 ft. irregular in area, of fireproof construction, erected in 1899 in a business and unrestricted use, B area, Class 2 height district, used and occupied since erection as follows: cellar storage, 4 persons; 1st floor—stores and clothing cutting, 25 persons; 2nd floor—manufacturing clothing and stationery, 118 persons; 3d floor—manufacturing clothing, 30 persons; 4th floor—manufacturing leather goods, 180 persons; 5th and 6th floors—textile shrinking, 70 persons; 7th floor—novelty jewelry, clothing manufacturing, 35 persons; 8th floor manufacturing clothing and printing, 13 persons; 9th floor—manufacturing artificial leather, 40 persons; 10th floor—manufacturing artificial leather and pants, 20 persons. No change in use or occupancy is proposed. The building is equipped with an approved standpipe system and one-source sprinkler system throughout; there are three fireproof stairs, 3 ft. 4 in. and 3 ft. 6 in. wide, leading direct to street, two stairs are provided with ladder and scuttle to roof and the center stairs leads to a bulkhead to roof; and

WHEREAS, Violation #980 was issued February 16, 1954, for not providing two legal means of egress from cellar and first floor as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states this is an appeal for a variance of provisions of the Labor Law as to exits from cellar and first floor only; that the building is a ten story factory building, equipped with an automatic sprinkler system throughout and an approved standpipe system and has three fireproof enclosed stairways; that no objection has been raised as to exits above the grade floor; and

WHEREAS, the applicant contends as to exits from the grade floor, that they conform to the Labor Law; that the north store at front has exit to street and in the rear an exit to the public corridor leading to 17th street; that the south store has exits at the front on Fifth avenue and a rear door to public corridor leading to West 17th street; that the rear stores also have two means of egress and apparently comply with the requirements therefor; and

WHEREAS, the applicant contends as to the cellar, that at the north front half there are three persons employed but not at factory work and there is an iron stair, fireproof

enclosed, leading to store floor; that this store has exits to street and the rear corridor; that this cellar portion also has available doors leading to the public corridor from which there is a fireproof stair to the first floor public corridor which leads to the street; that in the south half of cellar used for storage there is a door in the rear to the cellar corridor and a door to the vault with access to an iron ladder leading to main entrance hall. There is no one employed at factory work in southerly portion of cellar; that as to the rear portions of cellar used for storage only, doors lead to corridor with stairs to the first floor and there exists a horizontal exit to the west and an engineers ladder to street at 18th street; the entire premises are protected by a sprinkler system, and in view of the light occupancy in cellar and first floor, it is requested that the existing means of egress be accepted.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on B.N. 299/54, Objection No. 1, and that the appeal be and it hereby is *granted, on condition* that the cellar and first floor shall be maintained as proposed and indicated on plans filed with this appeal, marked "Received March 11, 1955", (2 sheets), and the exits from the cellar and first floor shall be maintained as thereon shown; that there shall be no manufacturing in the cellar and not more than three persons shall be employed in connection with the storage in the cellar, used in connection with the factory work on the first floor; that a one-source sprinkler system and approved standpipe system shall be maintained satisfactory to the fire commissioner; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the resolutions adopted by the Board under Cal. No. 714-19-A on November 11, 1919 and under Cal. No. 866-26-S adopted on January 4, 1927, shall be complied with where applicable.

274-55-A

APPLICANT—Howard H. Snyder, for 906 Corporation and Lanact Corporation, owners.

SUBJECT—Application April 1, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 53 of the Multiple Dwelling Law re Egress.

PREMISES AFFECTED—1239 Madison avenue, northeast corner of East 89th street, Block 1501, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated March 9, 1955, on amendment to Alt. App. 1535/54, reads:

"A1. As a certificate of occupancy is mandatory under Sec. 646B of the Charter, the existing double-rung ladder fire escapes must be replaced with new fire-escapes conforming to Sec. 53 MDL as required under Rule 4.7.3 of the Fire Escape Rules and Regulations."

and

WHEREAS, the applicant states the building is 7 stories, 75 ft. in height, 95 ft. 8 in. by 85 ft. 11 in. in area of class 3 construction, erected 1900, located on a lot 100 ft. 8 in. front by 85 ft. 11 in. in depth, in a retail use, B area, class 1½ height district, used and occupied since 1901, cellar boiler

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room, storage and one apartment; 1st to 7th floors—3 apartments each floor; and proposed to be changed on the first floor to 2 apartments and one office; the building is provided with one 3 ft. wide, fireproof stairs, fireproof enclosed, leading from roof bulkhead direct to street and provided with no doors in the openings leading thereto; there are three fire escapes extending to roof by ladder and to street by ladder and to yard by stair and ladder; egress from the rear is through yard direct to street; and

WHEREAS, Violation No. 5891/54 was issued October 8, 1954, by the Division of Buildings for changing the southwest first floor apartment to business office without first obtaining a new certificate of occupancy; and

WHEREAS, the applicant states that this is a request to permit the owners to continue the use of the premises without removal and replacement of the fire escapes, to make such fire escapes conform to Section 53 of the Multiple Dwelling Law; and

WHEREAS, the applicant states that the alteration was made to an apartment on the first floor, changing it to office use; that the first floor construction is fireproof; that the hall entrance door to the apartment is fireproof self-closing; that windows on the fire escape passing the former apartment are fireproof, glazed with wire glass; that nothing above the first floor has been changed and those who would use the fire escape are safer than before on account of the precautions taken; and

WHEREAS, the applicant contends that the decision of the borough superintendent calls for all three of the fire escapes on the building to be replaced and this would be an undue hardship on the owners; that two of the fire escapes are not in any way affected by the alteration and the third fire escape has been made safer than before the alteration; that it is therefore requested that the Board grant a variance relieving the owners from the hardship which would result from compliance with the requirements; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1535/54, Objection No. A-1 be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the continuance of the building above the first story as previously proposed and as now proposed to be altered only as to the proposed office on the first story.

383-55-A

APPLICANT—Sidney Daub, for Twenty-Third Street Joint Venture, owner.

SUBJECT—Application May 16, 1955—Appeal from a decision of the borough superintendent—re interior stairway, etc.

PREMISES AFFECTED—49-51 West 23rd street, north side, 334 ft. east of Avenue of The Americas (6th), Block 825, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 9, 1955, on B. N. 467/55 reads:

"1. The interior stairway from the cellar is required to be enclosed and lead directly to the street. Sect. 271 L.L."

and

WHEREAS, the applicant states the building is 12 stories, 150 ft. in height, 50 ft. front by 98 ft. 9 in. deep at street level, 50 ft. front by 88 ft. 9 in. at typical floor level, fireproof construction, erected in 1911, on a lot 50 ft. by 98 ft. 9 in. in area, in a business use, B area, Class 2 height district; used since erection as follows: cellar—storage of chinaware and gift novelties, 2 persons; 1st and 2nd floors combined—sales of gift novelties, 5 persons; 3d floor—cutting sport clothes, 10 persons; 4th floor—manufacturing clothing 25 persons; 5th floor—manufacturing suits, 15 persons; 6th floor—sales of novelties, 10 persons; 7th floor—sales of books and jewelry, 20 persons; 8th floor—manufacturing novelty jewelry, 20 persons; 9th floor—manufacturing clothing, 25 persons; 10th floor—sales of clothing, 10 persons; 11th floor—offices, 20 persons; 12th floor—sales of novelties, 10 persons. No change in use or occupancy is now proposed. The building is equipped with approved standpipe and two-source sprinkler system throughout. There is one 3 ft. 8 in. wide interior fireproof stairs from roof bulkhead direct to street and one exterior stairs on the rear extending to roof and yard by stair with egress to street through fireproof passage at 1st story mezzanine level; that window and door openings on course of such stairway are fireproof, self-closing; and

WHEREAS, Violation #5575/54 was issued September 24, 1954, for not having two legal means of egress for all tenants from all floors, including cellar, in accordance with Section 271 of the Labor Law as amended in 1947; and

WHEREAS, the applicant states the cellar is used for storage of china and gift novelties by the occupant of the first floor store and no manufacturing will be done in cellar or on 1st story; that a small portion of the cellar in front under the sidewalk is used for heating furnace and for sprinkler pumps and is separated from balance of cellar by fireproof, self-closing door; in addition there is a wrought iron stationary engineer's ladder leading to a 2 ft. 6 in. by 2 ft. 6 in. escape trap door at sidewalk, to be equipped with easy opening device, consisting of a torsion spring actuated slip bolt arranged with pull chain to within 4 ft. of cellar floors and no locking device will be provided on either side of this door; heating coils will be provided at door opening sides to prevent any freezing of the door; that the exits from the cellar space occupied by the 1st story tenant consists of 3 ft. 6 in. wide fireproof interior stairway located at east side near the front, extending to 1st story, equipped with fireproof partitions and fireproof, self-closing door at 1st story; that at rear of cellar is a 3 ft. 4 in. wide exterior steel stairway with fireproof windows on its course and with fireproof self-closing door leading thereto; that this stairway extends to 1st story fireproof enclosure at mezzanine level, where a passageway connects with interior fireproof enclosed primary stairway leading direct to the street; that the entire building is equipped with an approved two-source sprinkler system with connection to central office of the A.D.T.; the building is also equipped with a standpipe system; and

WHEREAS, the applicant requests the Board to grant a modification of the Labor Law requirements and accept present exits from the cellar, in view of fireproof construction, 2-source sprinkler system and no manufacturing in cellar or first floor; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on B.N. 467/55, Objection No. 1 and that the appeal be and it hereby is *granted, on condition* that the exits from the cellar shall be maintained as proposed and that the stairway to the east may be an open stair provided that there is a fireproof self-closing door at the head thereof; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area;

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that an approved standpipe system and two-source sprinkler system shall be maintained throughout as proposed and in accordance with the requirements therefor.

604-55-A

APPLICANT—Max Horn, for George Cooke, owner (Arthur W. Maling, lessee).

SUBJECT—Application July 19, 1955—Appeal from a decision of the borough superintendent, re trailer camp—construction, height of floor—sanitary drain, etc.

PREMISES AFFECTED—134-26 157th street, west side, 230 ft. south of 134th avenue, Block 12295, Lot 19, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, George E. Cooke and A. Maling.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated June 24, 1955, on Alt. App. 1043/55, reads:

"1. Construction of trailer camp is not in compliance with Building Code requirements.

"2. Height of floor of 8'-0" minimum required in conformity with 5.1.4.2 BC."

and

WHEREAS, the applicant states the premises consist of a lot 80 ft. front by 100 ft. in depth, located in a residence use, E area, Class 1 height district, upon which there exists a one story, 7 ft. 8 in. high, Class 4 constructed trailer, 8 ft. front by 38 ft. in depth, used and occupied as a one-family dwelling for which no certificate of occupancy has been issued; and

WHEREAS, Violation No. 197 was issued October 14, 1953, by the borough superintendent citing violation of Sect. 22 of Art. V of the Zoning Resolution in that the premises, located in a residence use district, was being unlawfully used to park and maintain a house trailer; and

WHEREAS, the applicant states that in March, 1955, the lessee entered into a contract with the owner to purchase the land in question conditioned upon the approval of the trailer use by the Board; that since only a single trailer is involved, the question of zoning does not arise; that the purpose of this appeal is to obtain a variance for the temporary use of the trailer so as to permit the issuance of a temporary certificate of occupancy; that prior to 1952 the lessee used the trailer for traveling, and in 1952 leased the land in question for use by the trailer as a home for himself and his wife and expects that within five years he will be able to erect a dwelling on the premises after selling the trailer; and

WHEREAS, the applicant contends as to Objection 1, issued by the borough superintendent, that the structural elements of the trailer are clearly not in compliance with the Building Code; and

WHEREAS, the applicant contends as to Objection 2, issued by the borough superintendent, that the trailer has a clear ceiling height of 6 ft. 6 in.; and

WHEREAS, the applicant states that the plumbing is now connected to a temporary cesspool which will be replaced by a legal connection to the sewer in the street if the Board grants the variance herein requested; and the new sewer and water connections will be so located as to be usable for any dwelling hereinafter erected on the premises; and

WHEREAS, the applicant, therefore, requests the Board grant a temporary variance for a period of five years to permit the trailer to remain on the lot on condition that the cesspool be discontinued and filled up and the drainage system connected to the public sewer; and

WHEREAS, in the opinion of the Board, the use of the premises for one trailer only does not constitute a trailer camp, as referred to in "Definitions", Section 1(y) of the Zoning Resolution, which requires two or more trailers to meet the classification as a trailer camp.

Resolved, that the decision of the borough superintendent, dated June 24, 1955, acting on Alt. App. 1043/55, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use as a single family temporary residence of the trailer now on the plot, as indicated on plans filed with this appeal marked "Received October 31, 1956", (2 sheets), *on condition* that immediately upon the passage of this resolution the lessee shall acquire the lot; that the trailer shall be used only for his own occupancy and for a term of one year from the date of this resolution; and that it shall be connected to a sewer and other facilities to the satisfaction of the Department of Buildings.

825-55-A

APPLICANT—Samuel Rosenblum, for James Thompson & Co. Inc., owner.

SUBJECT—Application October 21, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—112-114 Prince street, south side, 20 ft. west of Greene street, Block 500, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and John Jay.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated October 10, 1955, on Alt. App. 1377/55 reads:

"1. Provide two (2) means of egress from all floors including cellar and 1st floor enclosed as req'd by law and leading directly to the street.

A fire escape is not acceptable as a legal means of egress in a factory bldg. over five (5) stories high." Sect. 271, Labor Law.

and

WHEREAS, the applicant states the building is 6 stories, 80 ft. 7 in. in height, 40 ft. by 71 ft. in area, Class 3 construction, erected in 1889, now in an unrestricted use, B area, Class 2 height district; occupied since erection: cellar—storage, boiler room and factory, 10 persons; 1st floor—shipping, 5 persons; 2nd floor—office, 15 persons; 3d to 6th floors—manufacturing of finished cotton goods, 15 persons per floor. Entire building occupied by one tenant. The building is provided with one 4 ft. 6 in. wide wood stairs, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors, leading direct to street and provided with ladder and scuttle to the roof. The building is provided with a thermostatic fire alarm with connection to Fire headquarters. There is one fire escape on the rear, extending to roof and yard by stairs, with egress to yard from base of the counterbalanced stair direct to street. Window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation #9637/53 was issued December 29, 1953, for failure to maintain proper exits throughout as required by Sec. 271 of Labor Law; and

WHEREAS, the applicant states the exits were made to conform with the Labor Law under previous requirements of the Departments having jurisdiction; that the interior stairway was enclosed in studs, wire lath and cement mortar with fireproof self-closing doors at openings; that the fire escape was provided with 45° stairs, two casement doors and a counterbalanced stair to yard, with direct egress, to Greene street; and

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WHEREAS, the applicant contends the occupant uses three floors in the building in the rear at 113 Greene street for storage purposes and ramp bridges were provided on 3d, 4th and 5th floors to adjoining premises; that while these are not considered as exits, they do provide supplementary egress to the fire escape in the rear; that because the fire escape platforms are more than 8 in. below sill level, it is proposed to provide iron steps at window sill level to reach the balcony flooring without difficulty; and

WHEREAS, the applicant contends that the occupants per floor are less than the capacity of the interior stairs which is provided with a regulation fire retarded enclosure; that the fire escape has 45° stairs, fireproof windows and in addition there is supplementary egress to the adjoining premises and there is also an automatic fire alarm to headquarters. It is therefore requested that a variation of the Labor Law be granted with the acceptance of the exits as indicated on filed plans; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 1377/55, Objection No. 1 and that the appeal be and it hereby is *granted, on condition* that the building shall not be increased in height or area; that the second means of exit from the cellar may be accepted as horizontal exit to the adjoining building to the west, with automatic sliding and hinged door at such opening; that a second means of exit from the upper stories may be continued as to the present fire escape on the rear with ladder to roof, and direct exit to Greene street, where and as shown on plans filed with this appeal marked "Received October 21, 1955", (7 sheets); that the proposed steps at the various floors to fire escape shall be constructed and maintained; that the thermostatic fire alarm connected with Fire Headquarters through an approved central station shall be maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

986-55-A

APPLICANT—Charles M. Spindler, for Casella Brothers Holding Corp., owner.

SUBJECT—Application December 14, 1955—re Appeal from a decision of the borough superintendent—exits, etc.

PREMISES AFFECTED—1-9 Devoe street and 426 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

Negative 0

THE RESOLUTION—

WHEREAS, the corrected decision of the borough superintendent dated November 20, 1956, on Alt. App. 4170/55 reads:

"1. The records of this department classify the use of this structure as "storage". Provide at least two means of exit from each floor including the cellar as required by Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is two stories, 24 ft. in height, 108 ft. front by 25 ft. and 50 ft. in depth, of class 3 construction, erected prior to 1890, located on a lot 108 ft. front by 50 ft. in depth, in an unrestricted and business use, B area, class 1½ height district and used and occupied since 1953: cellar—boiler room and storage (molds and dies) no persons; 1st floor—manufacturing and storage

of plastic products, 15 persons; 2nd floor—sewing, 45 persons; no change in use or occupancy is now proposed; and

WHEREAS, Certificate of Occupancy #72602, issued December 14, 1933, against Alt. Permit 2325/31, permits the following use and occupancy: cellar—ordinary use; 1st floor—storage; 2nd floor—storage; number of occupants not stated; and

WHEREAS, Violation 3293 was issued October 7, 1955, for using the first floor for manufacturing plastic forms and the second floor for manufacturing of coats contrary to Certificate of Occupancy #72602 and for not having two legal means of egress from the first and second floor; and

WHEREAS, the owner was convicted and fined on October 7, 1955 in Municipal Term, Magistrates' Court on a charge of violation of the Administrative Code; and

WHEREAS, the applicant states that this appeal is to secure a variation of the exit requirements of the Labor Law so as to permit the existing exits from an existing two-story and cellar factory building; and

WHEREAS, the applicant states that there are two buildings on this plot, the northerly building fronting on Union Avenue, known as 426 Union Avenue, is a three story brick multiple dwelling not affected by this appeal; that the building which is the subject of this appeal is an "L" shaped two-story brick building fronting 25 ft. on Union Avenue and 108 ft. on Devoe Street; that this building was erected prior to 1899 and its earliest record is Alt. App. 433/1899, which lists the use of the building as a factory; that at that time the present factory building consisted of two separate buildings, both listed as factories, and combined in 1919 into a single building under Alt. App. 2901/19, for occupancy as a factory; that under Alt. App. 9424/23 a rear extension was constructed and the occupancy listed as paper storage, office and two-car garage; however, there was an occupancy of 30 persons in the building indicating that it was still used for factory in connection with the paper business; that in 1931, Certificate of Occupancy #72602 was issued after completion of interior alterations; that this certificate listed the occupancy as storage but the plan upon which it was issued still shows 30 occupants in the building; that the present owners purchased the building over 30 years ago and used it for waste paper business until about three years ago; that baling and sorting of waste paper constituted a part of their business even though a major part of the floor space was used for storage; that, therefore, the building was always actually used for factory purposes despite the wording of the certificate of occupancy; that about three years ago the owners moved the waste paper business to a new location and rented the building in question as a tenant factory, and violation was issued for using the building as a factory contrary to the certificate of occupancy and plans filed to remove this violation resulting in the objections which are the subject of this appeal; and

WHEREAS, the applicant contends that although there is ample proof that the building was a factory prior to 1948, the Department of Buildings has based its objection on Sect. 270 of the Labor Law although such decision should be based on Sect. 271 of the Labor Law; and

WHEREAS, the applicant states that there are two exits from the first floor leading directly to the street; that these doors swing in the direction of exit and it is proposed to rehang the interior door leading from one of these exits so that all such doors will swing in the direction of egress; there are two exits from the second floor leading directly to the street, one a 3 ft. 8 in. wide interior stairway enclosed in masonry partitions on the first floor and leading direct to street, and the other a fixed 3 ft. wide exterior steel stairway on Devoe street; that the door from the second floor to the steel stairway will be rehung to swing in the direction of exit; the exterior stairway was shown as an existing stair on the 1923 approved alteration plan; that the cellar has no human occupancy and is used for a boiler room and the storage of small articles of discarded or obsolete forms and molds in connection with the first floor occupancy; that there is no occasion for employees to enter the cellar

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except on infrequent occasions; that there are two means of egress from the cellar, one in the exterior concrete cellar stairs leading to sidewalk doors and the other a steep interior stairs leading to the first floor through a trap door; that the occupancy of the building is not hazardous; that the exits from both factory floors comply with Section 271 of the Labor Law and it is therefore requested that a variation be granted to permit the maintenance of the present exits with the change in door swings and installation of a ladder to the scuttle in the roof as is herein proposed; and

WHEREAS, the applicant states that the eight foot portion of the first floor of the building located in the business use district will be used for storage and no manufacturing will be conducted therein; and

WHEREAS, the premises were inspected by a committee of the Board; and

WHEREAS, the matter was laid over for the applicant to correct street number on Union avenue, which has been corrected; and a new decision of the borough superintendent has been filed on Alt. App. 4170/55 and new objection given as of November 20, 1956; and the committee recommended that the appeal should be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 4170/55, Obj. No. 1, dated November 20, 1956 and that the appeal be and it hereby is granted, on condition that the exits as proposed and as shown on plans filed with this appeal marked "Received December 14, 1955", (2 sheets), shall be maintained including the means of exit as shown on the Devoe street side of the building on the exterior; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the portion of the building on the first floor to the east, as indicated on such drawings above cited, shall not be used for manufacturing, as proposed, within a distance of eight feet along the easterly side lot line.

314-56-A

APPLICANT—Manhattan Beach Community Group, Inc., for Neighboring Property owners.

OWNER OF PREMISES—West End Homes Inc.

SUBJECT—Application April 16, 1956—Appeal from a decision of the borough superintendent re revocation of Permits N.B. 2665-55 and N.B. 2666-55—zoning matter, re side and rear yards.

PREMISES AFFECTED—207 Beaumont street, southeast corner, and 208 Coleridge street, southwest corner, Block 7516. Lots 1615 and 1623, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry A. Robinson and Joseph B. Goldman.

For Owner: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated April 3, 1956, reads:

"Re N.B. 2664/55—211 Beaumont Street
N.B. 2665/55—207 Beaumont Street
N.B. 2666/55—208 Coleridge Street
N.B. 2667/55—212 Coleridge Street

Dear Sir:

This will acknowledge receipt of your letter March 23rd in which you request the revocation of the above numbered applications and the permits issued thereon, for the reason that the structures as approved do not comply with the requirements of the Zoning Resolution.

On March 14, 1956, I replied to a letter of February 28th from the Manhattan Beach Community Group,

Inc., of which you say you are the Chairman of the Special Zoning Committee. I stated in that letter that the plans for these buildings had been rechecked and were found to be in compliance with all the requirements of the Zoning Resolution and the Administrative Code.

On March 15th, you appeared at this office, I spent a considerable amount of time, going over the various requirements of the Zoning Resolution and the Administrative Code as they related to the buildings in question, I demonstrated to you in detail that the buildings in question complied fully with the requirements of the Zoning Resolution. I pointed out to you that the buildings at 207 Beaumont Street and 208 Coleridge Street, which are on corner lots comply fully with requirements as far as rear yards were concerned and that the southerly side yards for the buildings at 211 Beaumont Street and 212 Coleridge Street were not required side yards and were therefore in compliance with requirements.

We have gone into this matter in great detail. The plans have been carefully rechecked. There is no merit in your allegations of non-compliance with the requirements of the Zoning Resolution. Accordingly, your request that the above numbered applications and the permits issued thereon be revoked is herewith denied."

and

WHEREAS, the applicant states that each of the lots in question is 67 ft. front by 54 ft. in depth, located in a residence use, E-1 area, Class 1 height district and each building now under construction is 50 ft. front by 34 ft. in depth, 2 stories, 19 ft. in height; and

WHEREAS, the applicant states this is an appeal from a denial by the borough superintendent of the applicant's request to revoke the approval of plans filed and permits issued for the erection of buildings at 207 Beaumont street and 208 Coleridge street; and

WHEREAS, the applicant contends that the questions involved are:

1. Is the owner required to furnish a rear yard for each of the corner lots?

2. If rear yards are required then does the 5 ft. rear yard provided constitute compliance with the Zoning Resolution?

and

WHEREAS, the applicant contends that Section 17 of the Zoning Resolution entitled "Rear Yards" provides as follows:

"(a) Except in A districts, lots or portions of lots that are back to back and lots the backs of which abut a residence district shall have rear yards extending along the rear lot lines of such lots or portions of lots wherever they are more than 55 feet back from the nearest street * * * Within 55 feet of the nearest street no rear yards shall be required, except in D-1, E-1 * * * districts." (Italics added).

and

WHEREAS, the applicant contends that the general rule requiring rear yards appears to be that rear yards are required for lots that are back to back and lots the backs of which abut a residence district; that this rule applies not only to all such lots more than 55 feet in depth but also to all such lots in an E-1 district even though they are less than 55 feet in depth; that since the premises consist of lots the backs of which abut a residence district and since they are within an E-1 district, rear yards are required; and

WHEREAS, the applicant contends that Section 15-A provides that no building in an E-1 district shall be erected which does not comply with the provisions in force in an E district; and in an E district, Section 15 requires that if a building is erected in a residence district, the depth of the rear yard shall be at least 25% of the depth of the lot but need not exceed 25 feet at such level; that since the depth of the lots in question are 54 ft., the 5 ft. rear yard provided are 8 ft. 6 in. short of the required depth; and

WHEREAS, the applicant states the borough superintendent's decision is based on his interpretation that no rear yard

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shall be required on any corner lot except where it abuts a residence district; that it is the contention of the borough superintendent that the lots in question do not abut a residence district since they are within a residence district; and

WHEREAS, the applicant contends that a reading of the sentence, "No rear yard shall be required on any corner lot except where it abuts a residence district" appearing in Section 17 of the Zoning Resolution, makes it self-evident that the borough superintendent's contention is erroneous; and

WHEREAS, a report of the Committee of the Board reads as follows:

November 8, 1956.

REPORT OF COMMITTEE.

Re: Cal. No. 314-56-A

Premises: Oriental Boulevard,
south side, from Beaumont to Coleridge
St., 207 Beaumont Street and
203 Coleridge Street, Manhattan Beach,
Brooklyn.

This is an appeal seeking to revoke the permits issued for the construction of two residential buildings, each on a corner lot. The buildings are now said to be completed.

The buildings are located within a residence use, E-1 district, and the only question involved is as to a rear yard. The buildings each front on the side street, hence, the rear yard, if required, is opposite the front, Article I, Paragraph h. It is claimed that each of these lots "abut" a residence district and hence a rear yard is required under the terms of Section 15A of the Zoning Resolution and Section 17.

In Section 17-a the fourth sentence states "no rear yard shall be required on any corner lot except where it abuts a residence district", and the next sentence reads: "where such corner lot abuts a residence district, there shall be a rear yard, located adjacent to the residence district". No other sentences or provisions of Section 17 are in dispute. The lots are not back to back but are back to side. The lots are within 55 feet of the nearest street and no rear yard would be required except in an E-1 district, in which these two dwellings are located.

The controlling provision of Section 17 is the sentence above quoted, which requires no rear yard on a corner lot, except where it abuts a residence district. The question, therefore, is narrowed down to whether these lots "abut a residence use district".

In Squires on Zoning in New York, published in 1948 by the Home Title Insurance Company, page 44, under the heading "A" as to rear yards, there is this statement: "A lot entirely within a residence use district does not abut a residence use district. In order to abut a residence use district, a lot must be in a different use district."

This interpretation has been accepted by the Board and is in general acceptance by the Department of City Planning and the Department of Buildings.

It is the opinion of the Board that no rear yard is required for these two lots and that the space provided at the rear is not a rear yard but a court, since there are windows required for ventilation in the rear wall. The Board finds that as the buildings are in compliance with the Zoning Resolution as to required open spaces, the appeal should be denied and the decision of the Borough Superintendent as appealed from affirmed.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

SEAN P. KEATING,

Commissioner,

P. JOSEPH CONNOLLY,

Deputy Chief,

I believe this lot does 'abut' a residence district.

EDWIN W. KLEINERT

(Dissenting),

Commissioner.

Resolved, that the decision of the borough superintendent, acting on 2664/55, 2665/55, 2666/55 and 2667/55, be and it hereby is affirmed and that the appeal be and it hereby is denied, in accordance with the above report of the Committee.

346-56-A

APPLICANT—M. Martin Elkind, for 48 East 57th Street Realty Co., owner.

SUBJECT—Application May 4, 1956—Appeal from a decision of the borough superintendent re use of non-fire-proof building for business—re stairways, etc.

PREMISES AFFECTED—48 East 57th street, south side, 125 ft. west of Park avenue, Block 1292, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 24, 1956, on amendment to Alt. App. 1187/55 reads:

"1. Use of 5th floor as office & showroom is contrary to 4.2.1 B.C.

2. Provide 2 hr. fire resistive rating for stairway enclosure as required by 6.4.1.8.1 (b) B.C."

and

WHEREAS, the applicant states the building is 5 stories, 55 ft. 6 in. in height, 24 ft. front by 100 ft. 5 in. in depth at street level, 24 ft. by 65 ft. at typical floor level, Class 3 construction, erected in 1872 on a lot 24 ft. front by 100 ft. 5 in. in depth, in a restricted retail use, B area, Class 1½ height district, used and occupied since 1917: cellar—storage and boiler room, 0 persons; 1st floor—(former basement) store, 5 persons; 2nd floor (formerly 1st) furnished rooms, 4 persons; 3d, 4th and 5th floors—furnished rooms, 4 persons each. Now proposed to be used as follows—cellar—storage and showroom, 5 persons; 1st floor—store, 5 persons; 2nd, 3d, 4th and 5th floors—offices and showrooms, 10 persons each floor. The building is proposed to be provided with one 3 ft. 8 in. wide interior steel stairs, enclosed in partitions of wood studs, covered both sides with fire-retarded material, equipped with kalamein, self-closing doors, leading from roof bulkhead direct to street; and

WHEREAS, the applicant states the building will be completely renovated; that all existing interior partitions will be removed and the stairs replaced and an elevator installed. The basement floor will be removed and reset at sidewalk level, so that this story will become a legal first floor and the present first floor reset so as to provide adequate ceiling height for the floor below; that the front will be altered by remodeling windows on 1st and 2nd floors; additional steel framing will be installed on all floors to create increased floor load capacities and support the elevator shaft; and

WHEREAS, the applicant contends that the building will exceed the height limitations for business use in nonfire-proof structures by only one story; that the entire usable floor area is relatively small; that the egress will be greatly improved by replacing present wood stairs with an iron stairs and the width of stairs increased to 3 ft. 8 in. minimum; that the enclosure around stairhall will be provided with greater protection by removing all existing wood lath and plaster, replacing same with one-hour materials and all doors in the enclosing partitions will be 1-hour rating; that in the cellar the boiler room will be entirely removed and no boiler on premises; heat will be provided by the New

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York Steam Co.; that the nature of the occupancy will be non-hazardous; and

WHEREAS, the applicant contends as to Objection 2, that a modification is requested to permit the stair enclosure as proposed; that all platforms and floor surfaces within the stair and stairhall area will be furnished with cinder deafening and cement before any floor covering is placed thereon; that all enclosing partitions will be covered both sides with rock lath and plaster conforming with the requirements for one-hour protection.

Resolved, that the decision of the borough superintendent, dated April 24, 1956 acting on amendment to Alt. App. 1187/55 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall be maintained as proposed and as indicated on plans filed with this application marked "Received May 4, 1956", (2 sheets) and "November 21, 1956", (10 sheets); that the building shall comply with all laws, rules and regulations for the use of the building as proposed as a store on the first floor and offices and showrooms above.

323-39-A—Vol. II

APPLICANT—Maxfield F. Vogel, for Selig and Blanche Strax, owners.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of first floor—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—160-08 12th road, southeast corner of 160th street, Block 4582, Lot 22, Beachhurst, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield F. Vogel and Blanche Strax.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider extension of first floor.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

377-50-A—Vol. II

APPLICANT—Patrick D. Concagh, for 29 West 38th Street Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision—re Appeal from a decision of the borough superintendent; previously granted on condition, for a term of years.

PREMISES AFFECTED—29-33 West 38th street, north side, 446 ft. west of Fifth avenue, Block 840, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

179-54-A

APPLICANT—George Brown, for adjoining owners.
OWNER OF PREMISES—Riverdale Realty Co., Inc.

SUBJECT—Application February 24, 1954—Appeal from a decision of the borough superintendent re revocation of permit re N.B. 1248-53.

PREMISES AFFECTED—South side of West 249th street, from Arlington avenue to Henry Hudson parkway (Block 3419, Lot 91), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

180-54-A

APPLICANT—George Brown, adjoining owner.

OWNER OF PREMISES—Riverdale Realty Co., Inc.

SUBJECT—Application February 24, 1954—Appeal from a decision of the borough superintendent re Revocation of permit re N.B. 1247-53.

PREMISES AFFECTED—North side of West 247th street, from Arlington avenue to Henry Hudson parkway (Block 3419, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

925-54-A

APPLICANT—Clearview Gardens, 1st through 6th Corporations, owners.

SUBJECT—Application November 29, 1954—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—160-22, 160-31 16th avenue; 157-57, 157-58, 160-12, 160-35 and 163-66 17th avenue; 166-30 17th road; 168-18 18th avenue; 199-48 19th avenue; 199-17 and 199-50 21st avenue; 199-19 22nd avenue; 15-31 159th street; 15-43, 16-16, 16-25, 17-08 and 18-11 160th street; 16-22, 17-34 and 17-63 166th street; 16-24 200th street; 16-14 163rd street; 16-22, 17-34 and 17-63 166th street; 16-24 200th street; 17-28 201st street; 19-32 and 21-36 202nd street; 17-29 Utopia parkway; 163-06, 163-45 and 164-28 Willets Point boulevard and 158-14 and 160-32 Cross Island boulevard; Block 4742, Lot 22, Block 4743, Lot 1, Block 4744, Lot 28, Block 4746, Lot 35, Block 4747, Lot 38, Block 4754, Lot 1, Block 4756 Lot 1, Block 4758, Lot 10, Block 4767, Lot 1, Block 5730, Lot 1, Block 5740, Lot 139, Block 5750, Lot 6, Blocks 5778, 5781, 5784 and 5787, Lots 1, Flushing, Borough of Queens.

APPEARANCE—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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254-55-A

APPLICANT—Noah N. Sherman, for Elliot Holding Co., Inc., owner (Acme National Refrigeration Co., lessee).
SUBJECT—Application March 23, 1955—Appeal from a decision of the borough superintendent, re two enclosed stairways required.

PREMISES AFFECTED—29-24 40th avenue, south side, 198.16 ft. west of Northern boulevard, Block 402, Lot 32, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Noah N. Sherman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn; applicant to file revised plans and request restoration of appeal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly

Negative 4
0

282-55-A

APPLICANT—Clearview Gardens First through Sixth Corporations, owners.

SUBJECT—Application March 28, 1955—Appeal from decisions of the fire commissioner, re permit for garage required.

PREMISES AFFECTED—17th to 21st avenues, 21st and 22nd avenues, east side of Utopia parkway, 33-17 to 33-51 166th street, 166-38 to 168-04 17th road, 17-23 to 17-83 166th street, 163-18 to 163-40 Willets Point boulevard, 164-10 to 164-40 Willets Point boulevard, 16-02 to 16-42 and 17-46 to 17-68 166th street, 163-46 to 163-60 17th avenue, 16-10 to 16-36 160th street, Blocks 5784, 5787, 5778, 5781, 5730, 4767, 4743, 4754 and 4756, Lot 1; Block 5750, Lot 6, Block 5740, Lot 139, Block 4746, Lot 35; Block 4747, Lot 38, Block 4758, Lot 10, Block 4742, Lot 22, Block 4744, Lot 28, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly

Negative 4
0

640-55-A

APPLICANT—Bassons Industries Corp., owner.

SUBJECT—Application June 23, 1955—Appeal from a decision re an order of the fire commissioner—re storage of Benzoyl Peroxide—provide cabinet or vault, etc.

PREMISES AFFECTED—1424-1434 West Farms road, east side, 35 ft. north of Jennings street, Block 3017, Lot 60, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly

Negative 4
0

THE RESOLUTION—

WHEREAS, the applicant telephoned this Board to state that the buildings were vacated and the plot is being demolished because of the Cross Bronx Expressway and he was no longer interested in this appeal.

Resolved, that the appeal be and it hereby is *dismissed*.

405-55-A

APPLICANT—Samuel Rosenblum, for H. Lawrence Her-
ring, et al., owners.

SUBJECT—Application May 11, 1955—Appeal from a decision of the borough superintendent—re egress, stair enclosure.

PREMISES AFFECTED—322-326 East 23rd, south side, 281 ft. east of 2nd avenue, Block 928, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Morton Rosen-
feld.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Laid over to December 11, 1956,
at 2 P. M., for inspection and decision; hearing closed.

754-55-A

APPLICANT—Norman Lederer and Leonard Joseph, for
Thorman Baum and Co., Inc., owner (Waterfront Com-
mission of New York Harbor, lessee).

SUBJECT—Application September 23, 1955—Appeal from
a decision of the borough superintendent—re stair capacity.

PREMISES AFFECTED—345-349 West 14th street, north
side, 108 ft. east of 9th avenue, Block 738, Lot 10, Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Laid over to December 4, 1956, at
2 P. M., for applicant to file revised plans and further
additional information; hearing closed.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a
decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side,
193 ft. 6½ in. south of Park Row, Block 118, Lot 9,
Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at
2 P. M., for further information as to Park Row Housing
development.

87-56-A

APPLICANT—Maxfield Blaufeux, for Ira Greenfield,
owner, (Joseph Filappazzo, lessee).

SUBJECT—Application February 8, 1956—Appeal from a
decision of the borough superintendent—re use of frame
building—factory—re live load, etc.

PREMISES AFFECTED—8615 (8613 displayed) 18th
avenue, east side, 120 ft. south of 86th street, Block 6369,
Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux and Ira Greenfield.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Laid over to December 11, 1956,
2 P. M., for further information as to Park Row Housing

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp.,
owner.

SUBJECT—Application February 24, 1956—Appeal from a
decision of the borough superintendent, re non-fireproof
building, commercial use, exits, etc.

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PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 2 P. M. to permit inspection and decision; applicant having been notified.

324-56-A

APPLICANT—Lionel K. Levy, for Anilico Realty Corp., owner.

SUBJECT—Application April 18, 1956—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—150-154 West 22nd street, south side, 195 ft. 10 in. east of 7th avenue, Block 797, Lot 70, Borough of Manhattan.

APPEARANCES—

For Applicant: Lionel K. Levy, Jack A. Tishman and Carlo Marano.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 4, 1956, at 2 P. M. for applicant to file statement as to conditions on 9th floor, where two tenants occupy the space; hearing closed.

503-56-A

APPLICANT—Burke, Green and Groh, for Nonajan Holding Corp., owner.

SUBJECT—Application June 29, 1956—Appeal from a decision of the borough superintendent, review of decision on zoning matter.

PREMISES AFFECTED—26-03, 26-11 and 26-17 Bell boulevard, northeast corner of 27th avenue and southeast corner of 26th avenue and 214-11 27th avenue, north side, 92.99 ft. east of Bell boulevard, Block 6002, Lots 1, 7, 59 and 62, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over at the suggestion of the applicant until a decision has been received from Judge Rabin on the injunction proceeding instituted by the City of New York; date to be set.

458-38-BZ—Vol. II

APPLICANT—Henry Nordheim, for Frank Memola, owner. (Beachwood Super Service, lessee.)

SUBJECT—Application for consideration—reopening for extension of time to complete and obtain a certificate of occupancy an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubratorium).

PREMISES AFFECTED—1800 Cross Bronx Expressway and Beach 1376 Beach avenue, southeast corner, Block 3881, Lots 11, 20 and 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 29, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 28, 1952 and December 1, 1953; and

WHEREAS, the resolution was amended on April 6, 1954; and

WHEREAS, the applicant requested an extension of the term of variance and time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1952 as amended by resolutions adopted under Volume II through April 6, 1954; insofar as it refers to the term of the variance so that as *amended* this portion of the resolution shall read:

“that under Section 7h the parking of cars may be permitted for a term of five years from the date of this *amended* resolution towards the westerly end of the plot and shall not exceed ten cars of the pleasure car type only”;

and to extend the time to complete so that as *amended* this portion of the resolution shall read:

“that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution from the date of this resolution.” (Alt. App. 158/52 and Alt. App. 81/54.)

595-41-BZ

APPLICANT—Bernal Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—308 Beach 44th street, east side, 94 ft. north of Rockaway boulevard, Block 367, part of Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Norman Bernstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 1, 1955; and

WHEREAS, the term of variance was extended on from time to time and last extended on February 1, 1955; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1941, as thereafter *amended* by resolutions adopted through February 1, 1955, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“* * * *granted* under Section 7, subdivision h for a term of five years from the date of this *amended*

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resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution" (Alt. App. 940/49).

395-46-BZ

APPLICANT—Leonard F. Rothkrug, for Tri-Line Motors Inc. and Eckoff Holding Corp., owners (Tri-Line Motors Inc., lessee).

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto showroom, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire boulevard, 1727-1749 Bedford avenue, northeast corner and 112-122 Sullivan place, Block 1307, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on December 9, 1947; and

WHEREAS, the resolution was amended from time to time and last amended on February 23, 1955; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1946, as thereafter *amended* by resolutions adopted through February 23, 1955, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision e for a term of ten years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1059/46)

398-32-BZ—Vol. II

APPLICANT—Henry Nordheim, for Athas Zaharis, owner. (Schmidt Bros. lessee)

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a residence and business use district, the continuance of a motor vehicle repair shop.

PREMISES AFFECTED—570 East Fordham road and 2514 Hoffman street, southeast corner, Block 3067, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 14, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 14, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivisions e and i for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 335/51.)

215-20-BZ

APPLICANT—Ribelle V. Perotto, for John Lefkowitz, owner.

SUBJECT—Application for consideration—reopening for amendment as to additional tanks—re Application (decision of the borough superintendent) previously granted on condition, permitting in a business district, extending into a residence district, the erection of a garage for more than five motor vehicles.

PREMISES AFFECTED—120 Crown street, southwest corner of Bedford avenue, Block 1294, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1920, on certain conditions; and

WHEREAS, the resolution was amended on March 31, 1936 and May 19, 1936; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1920, as *amended* by resolutions adopted through May 19, 1936, by adding thereto:

"That the number of gasoline storage tanks may be increased by two 550 gallon approved gasoline tanks as indicated on revised plans marked 'Received November 14, 1956' (one sheet), and as passed on by the borough superintendent under Gas Tank Application 2232/56 and App. 2614/ 1920."

59-21-BZ—Vol. II

APPLICANT—Lama, Proskaucr and Prober, for 73 Realty Corp., owner.

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SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and office.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 1, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 29, 1921, as thereafter *amended* by resolutions adopted through May 1, 1956 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 590/55.)

62-47-BZ—Vol. II

APPLICANT—Bogart and Lonergan, for David Warshavsky, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and to obtain certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy of second floor rear from two apartments to office space.

PREMISES AFFECTED—120-122 East 86th street, south side, 118 ft. west of Lexington avenue, Block 1514, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 17, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on May 15, 1956; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 17, 1951, as thereafter *amended* by resolutions adopted through May 15, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required and a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2147/50.)

276-49-BZ—Vol. II

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application for consideration—reopening for extension of term for variance—re Application (decision of the borough superintendent); previously granted on condition, section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles (previously denied by the Board for lots 8, 9, 37, and 38 and later granted for lots 37 and 38).

PREMISES AFFECTED—38-42 Henry street, south side, 339 ft. west of Market street, Block 277, Lots 37 and 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 15, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 15, 1952 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 819/51.)

429-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Gluva Corp., new owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, multiple dwelling, Class 1 construction to be used for offices for doctors, dentists and osteopaths.

PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 22, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 22, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 456/55.)

93-51-BZ

APPLICANT—Charles J. Nager, for Safeway Stores, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking of customer's motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—160 Tompkins avenue, northwest corner of Vanderbilt avenue, Block 558, Lot 1, Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Charles J. Nager.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 19, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on April 24, 1956; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1951, as *amended* by resolutions adopted through April 24, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, all work is completed and additional time is required to obtain a certificate of occupancy, that all permits required including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 955/50.)

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application for consideration—reopening for amendment as to lot line walls—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a refreshment building and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 8, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 8, 1956, only so far as it refers to the lot line walls, so that as *amended* this portion of the resolution shall read:

"that there shall be erected on the rear lot line to the north and the side lot line to the west a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in. and a similar fence shall be returned along Rockaway boulevard for a distance of approximately 35 feet where shown." (N.B. 2442/55)

147-53-BZ

APPLICANT—Chelsea Management Corporation, new owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use, E area district, for a term of years, the erection and maintenance of an open air children's amusement center with miniature devices and three Class 4 accessory buildings, with the amusement devices nearer to the building line than is permitted and with illuminated advertising or proposed occupancy.

PREMISES AFFECTED—Block bounded by Bruckner boulevard and Pugsley avenue, southwest corner and northwest corner of Houghton and Pugsley avenue, Block 3677, Lots 27, 30, 36, 43, 44 and 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 14, 1953, on certain conditions; and

WHEREAS, the resolution was amended on March 1, 1955; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1953, only so far as it refers to the term of the variance so that as *amended* this portion of the resolution shall read:

"to permit, for a term expiring on May 4, 1964, the premises as proposed to be occupied as a children's amusement center; that in all other respects the resolution above cited shall be complied with; and that a new certificate of occupancy shall be obtained" (Alt. App. 55/53 and Misc. App. 1478-53).

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749-53-BZ

APPLICANT—Reginald S. Hardy, for William E. Greene and David H. Bass, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7A and 7h of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office and permitting the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956, only so far as it has reference to the wall on the 223rd street building line, so that as *amended* this portion of the resolution shall read:

"that along the street line of 223rd street there shall be a masonry wall not less than 2 ft. in height with a steel picket fence above to a total height of not less than 5 ft. 6 in.; and that in all other respects the resolution above cited shall be complied with." (N.B. 3399/53)

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 21 and 19A(j) of the zoning resolution, permitting in an unrestricted use, B area and a 1½ times height district, the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 16, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 6, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work; and

WHEREAS, the applicant states that it is the owner's plan to commence construction of the ten-story building by constructing two stories at this time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 16, 1954, as thereafter *amended* by resolutions adopted through December 6, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans are now being prepared, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N. B. App. 255/54).

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than the area permitted in a D area district and permitting a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commisisoner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 9, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. App. 441/54).

468-54-BZ

APPLICANT—Ingram S. Carner, for William Redder, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and amendment as to additional tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced; and permitting the use of existing

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accessory building located on existing gasoline service station located on northeast corner of Utopia parkway and Horace Harding boulevard (previously granted by the Board for a term of years, under Cal. No. 77-32-BZ).
PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard, 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the resolution was amended on July 19, 1955; and

WHEREAS, time to obtain permits and complete the work was extended on November 9, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, as thereafter *amended* by resolutions adopted through November 9, 1955, by adding thereto:

"that the number of gasoline storage tanks may be increased from eight to twelve, as shown on revised plans marked 'Received November 8, 1956' (1 sheet); and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. 1109/54).

674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening for amendment as to pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1924 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 19, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1956, only as to pumps, by adding thereto:

"that pumps shall be of a low approved type, erected not nearer than 15 feet to the street line and located

where indicated on revised plan marked 'Received November 1, 1956', (1 sheet), and that in all other respects the resolution above cited shall be complied with." (N.B. 137/55)

68-56-BZ

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, Executors of Julius Blumberg, owners.

SUBJECT—Application for consideration—reopening for amendment as to design of accessory building—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sale of auto accessories, parking and storage of more than five motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-10 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 23, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1956, only so far as it refers to the approval of design required to be submitted for further consideration, by adding thereto:

"that the design of the building as now proposed and as indicated on plans filed with this application marked 'Received November 14, 1956', (one sheet), is hereby *approved* as in compliance with the requirements of the resolution; and that in all other respects such resolution shall be complied with." (N.B. 5499/55)

69-56-A

APPLICANT—Paul Friedman, for Edward J. Blumberg, Ira Blumberg and Etta Blumberg, as Executors of Estate of Julius Blumberg, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application January 30, 1956 filed pursuant to section 35, General City Law—re premises in bed of mapped street—142nd street.

PREMISES AFFECTED—142-18 to 142-20 Rockaway boulevard and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 23, 1956, on certain conditions; and

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WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1956, so that as *amended* the resolution shall read:

"that the decision of the borough superintendent, acting on N.B. App. 5499/55, Objection No. 2, be and it hereby is *modified* under the powers vested in the Board under Section 35 of the General City Law; that the appeal be and it hereby is *granted* to permit the use of that portion of the premises within the presently mapped street *on condition* that no damages shall be claimed by the owner against the City by reason of condemnation of that portion of the lot within the bed of the presently mapped street arising out of the establishment of the proposed use or by reason of compliance with the conditions imposed by the Board under Cal. No. 68-56-BZ by resolution adopted October 23, 1956 as *amended* this day.

572-31-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, for Margaret Watson, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 15, 1955—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office and to include garage for more than five motor vehicles and the parking of motor vehicles; an application for a gasoline station filed in 1931 was denied, but upon Court review the application was referred back to the Board to permit the use with the existing garage on the premises under certain conditions.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue, Block 12168, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing on December 18, 1956, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin, in view of the expiration of the variance on June 15, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

66-38-BZ—Vol. I

APPLICANT—First Leasing Corp., for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 8, 1955—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h of the zoning resolution, permitting in a local retail use district, the change of location of curb cut for reduced parking lot.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Saul Cohen.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Application reopened as Vol. I subject to the regular procedure waiving all requirements

except a new decision of the borough superintendent and two publications in the Bulletin for notice, and to set for hearing on December 18, 1956, at 10 A.M.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farms, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional use, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7e and 7f of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales.

PREMISES AFFECTED—81-11 Caldwell avenue, northwest corner of 60-30 82nd street, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Robert J. Crinnion and Herbert Schwartz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

420-52-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Thomas Laundry, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II new facts, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing wet wash laundry and garage to include wet wash laundry, loading area and storage garage for four trucks.

PREMISES AFFECTED—40-27 to 40-33 (official 40-31) 215th place, 40-30 to 40-36 216th street and 215-27 to 215-45 41st avenue, northeast corner, Block 6303, Lots 20, 22, 24 and 26, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II under alleged substantial new facts, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

566-54-BZ—Vol. II

APPLICANT—Paul Friedman, for Otto Muller and Dorothy A. Muller and Herbert J. C. Wells, owners.

SUBJECT—Application for consideration—reopening as Vol. II for new facts, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office and to permit the parking and storage of motor vehicles.

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PREMISES AFFECTED—900-910 Morris Park avenue, southeast corner of 1741-1751 Bronxdale avenue, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. II, subject to the regular procedure based on alleged new facts.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

465-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than five cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than five motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplied.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD: Application reopened as Vol. II subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

466-55-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent—re frame building factory use, etc; previously withdrawn.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to be considered with 465-55-BZ. Vol. II as reopened this day.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

(Continued from Page 1949)

possesses power to vary other regulations governing building within The City of New York, in the interest of administrative expediency.

III

The proposed amendments would, in many cases, place a veto power in the hands of a single member of the Board of Estimate.

IV

No provision is made in the proposed amendments or in any statute for a judicial review of an action of the City Planning Commission thereunder.

Presumably, these amendments were proposed to remedy supposed or real defects in the Zoning Resolution or to promote increased efficiency in administering zoning regulations in the City. I do not want to appear to take a purely negative attitude in this matter and I am, therefore, taking the liberty of suggesting other amendments of the Zoning Resolution, which, in my opinion, would achieve these ends without disturbing existing zoning procedures.

I

The Power to Vary Regulations Imposed by the Zoning Resolution Is Vested in the Board of Standards and Appeals Exclusively. The City Planning Commission Is Without Power to Vary Such Regulations.

The original enabling act which authorized the enactment of zoning regulations in The City of New York (*Chapter 470 of the Laws of 1914*) contained no provision for the granting of variances or otherwise relieving owners of property from the stringent restrictions contemplated thereby. Because of this lack of flexibility, considerable doubt was

expressed as to the constitutionality of any regulations which might be enacted thereunder. Accordingly, the Legislature of the State of New York amended the enabling act (*Chapter 601 of the Laws of 1917*) to permit regulations adopted pursuant thereto to

“—provide that the Board of Appeals may determine and vary their application in harmony with their general purpose and intent and in accordance with general or specific rules therein contained.”

(*Greater New York Charter*, §§242-a, 242-b).

The same statute empowered designated members of the Board of Standards and Appeals, which had been created by *Chapter 503 of the Laws of 1916*, to

“—hear and decide all matters referred to them or upon which they are required to pass under any resolution of the board of estimate and apportionment adopted pursuant to sections two hundred forty-two-a and two hundred forty-two-b of this charter.”

(*Greater New York Charter*, §718-d).

These provisions have been reenacted in the New York City Charter with slight change in verbiage but, I submit, with no change in intent or meaning.

New York City Charter, §§200, 666(5);

The Administrative Code, §§200-1.0, 200-2.0.

It thus appears that the legislative authorities have always intended that zoning power in the City of New York was to be vested in two bodies; the legislative functions, *i.e.*, the enactment of a Zoning Resolution and the classification of property, in the City Planning Commission and Board of Estimate or its predecessors and the administrative functions, *i.e.*, the granting of exceptions and variances, in the Board of Standards and Appeals.

STATEMENT

It will be observed that the City Planning Commission and the Board of Estimate were authorized by the Legislature to prescribe the conditions under which the Board of Standards and Appeals may act. The power to grant variances and exceptions, however, was conferred directly on the Board of Standards and Appeals by the State Legislature and not by the City Planning Commission or by the Board of Estimate. The City Planning Commission or the Board of Estimate may alter the conditions under which the Board may act but they may not transfer its powers to any other board or agency nor may they assume to exercise such powers themselves.

Neither the City Planning Commission nor the Board of Estimate is empowered by law to vary zoning regulations. The City Planning Commission is not the legislative body of the city. It possesses only such powers in respect of zoning as are conferred upon it by law. It is true that it is empowered "to regulate and limit" the height and bulk of buildings and the use of real property within The City of New York but this power relates only to the enactment of general zoning regulations and the establishment of the various zoning districts. It does not permit the granting of variances of or exceptions affecting specific parcels of property. If any argument is needed to demonstrate this fact it is to be found in the provisions of Section 200-1.0 of the Administrative Code which require the regulations enacted by the City Planning Commission relative to the height and bulk of buildings and the area of yards to "be uniform for each class of buildings throughout each district". This provision specifically limits the power of the City Planning Commission to the enactment of general regulations for, obviously, the granting of variances and exceptions does not tend toward uniformity of regulation but rather to a lack of uniformity.

The concentration of the power to grant variances of zoning regulations in the Board of Standards and Appeals did not occur through mere chance or coincidence. It was the result of a deliberate intent on the part of the Legislature to place this power in the hands of persons peculiarly fitted by education, training and experience to exercise it. One of the members of the Board of Standards and Appeals is required to be a licensed architect of fifteen years experience. Another must be a professional engineer who has practiced his profession for a similar period of time. The third member must be an officer of the uniformed force of the Fire Department above the grade of Battalion Chief. These men are peculiarly fitted to pass upon the questions committed to them. The provisions of the New York City Charter prescribing the qualifications of the members of the City Planning Commission, on the other hand, contain no similar requirements.

I have not overlooked the decision of the Appellate Division of the Supreme Court in *Congregation Beth Israel v. Board of Estimate of The City of New York*, 285 App. Div. 629, in urging this contention.

The order reviewed in that case dismissed the complaint in an action to enjoin the construction of a public garage approved by the City Planning Commission under Section 21-F of the Zoning Resolution. The Court held that the provisions of that section were "general and uniform in scope and applicability" and, therefore, within the powers of the Commission (p. 637). Nothing contained in the opinion of the Court in that case can be deemed to sustain the contention that the Commission may grant a variance of or exception to the general regulations which, of course, would not be "general and uniform in scope and applicability". Indeed, the Court expressly distinguished the enactment of a general zoning provision from the granting of a variance and, at least by implication, indicated that the latter was beyond the powers of the Commission.

In view of this very serious question as to the validity of the amendments under consideration, I urge that other means be sought to bring the desired results.

II

Applications to Vary Zoning Regulations Should Be Addressed to the Board of Standards and Appeals, Which Possesses Power to Vary Other Regulations Governing Buildings Within the City of New York, in the Interest of Administrative Expediency.

The Board of Standards and Appeals is empowered by law to vary the application of various statutes and regulations governing the construction, maintenance and operation of buildings within The City of New York, including Building Code, Labor Law, Multiple Dwelling Law, General Munciple Law, and others.

It has been the experience of many persons engaged in zoning activities that many projects which involve or require variances of zoning regulations also involve variances of one or more of these other statutes.

In such cases, under existing procedure, dual applications are made to the Board of Standards and Appeals. Both applications are heard at the same time and as part of the same proceeding and, if warranted, relief is granted as to both the zoning regulations and the other statutes involved.

If the proposed amendments were to be enacted, a person seeking relief thereunder might well be required to make one application to the City Planning Commission and another to the Board of Standards and Appeals, thereby entailing duplication of effort and additional expense and delays. Furthermore, if one administrative agency were to adopt a favorable view and the other an unfavorable view toward such applications, the applicant would find himself at a stalemate.

In my opinion, administrative efficiency can best be obtained by continuing all of these powers in a single board and providing for uniformity in form of application and procedure.

III

The Proposed Amendments Would, in Many Cases, Place a Veto Power in the Hands of a Single Member of the Board of Estimate.

The proposed amendments provide that any action by the City Planning Commission thereunder shall be approved by the affirmative votes of a majority of the Board of Estimate before it shall become operative, unless a designated number of objections are filed, in which event, the action shall not become effective unless approved by the unanimous vote of the entire Board. In many cases, therefore, one member of the Board of Estimate would have the power to veto the action of the City Planning Commission and of his colleagues on the Board of Estimate.

This concentration of power in the hands of a single individual is not consistent with the prevailing conception of rule by majority vote. I submit that, while it has existed to some degree in the past, it should not be further extended.

IV

No Provision Is Made for the Judicial Review of Actions of the City Planning Commission Under the Proposed Amendments.

At present, an owner of property, who is aggrieved by an action of the Board of Standards and Appeals, is afforded a full review of such action in a judicial proceeding.

New York City Charter, §668e;

Administrative Code, §668e-1.0.

There is no statutory provision expressly authorizing a judicial review of an action of the City Planning Commission under the proposed amendments and there is some doubt as to whether a right to such a review exists. Some of the persons urging that these amendments be adopted have expressed the view that any action thereunder would be legislative in character. If that be true, no judicial review thereof would be possible. I respectfully urge that the granting or denial of a zoning variance or exception is of such great consequence to the owner of the affected property and to the owners of neighboring properties that a full judicial review should be accorded. The denial of the right to such a review might raise further doubts as to the validity of the proposed amendments.

STATEMENT

Even if an action of the City Planning Commission under the proposed amendments were to be held to be subject to judicial review, a proceeding to obtain such a review would be governed by Article 78 of the Civil Practice Act and would be protracted and unduly expensive.

V

The Results Sought to be Obtained by the Proposed Amendments Can be Achieved in Other and Less Objectionable Ways.

As I have pointed out above, I believe that the results which the proponents of the amendments under consideration desire to achieve can be obtained in another manner.

I believe that the present Zoning Resolution, with minor amendments, is adequate to accomplish the desired purposes and that the Board of Standards and Appeals can properly administer these regulations, if augmented as hereinafter suggested.

The provisions of the present Zoning Resolution relative to use district restrictions are, I believe, adequate for all practical purposes. Article III, relating to height districts, and Article IV, relating to area districts, are, however, inadequate in that they do not expressly confer sufficient power on the Board to vary the restrictions imposed thereby. Accordingly, they should be revised to empower the Board

expressly to grant variances or exceptions without regard to the existence of "unnecessary hardships or practical difficulties", as required by Section 21 of the Zoning Resolution. If the Board were thus empowered to act, it could grant relief in appropriate cases and could achieve the results sought to be obtained by the proposed amendments.

It cannot be urged with any degree of assurance that such amendments would not be completely effective for the Board has never possessed the powers which would be conferred upon it thereby and, consequently, cannot be charged with the failure to exercise them up to this time.

During the past few years, there has been a substantial increase in the number of applications presented to the Board of Standards and Appeals, due, in part, to an expansion of its jurisdiction and, in part, to an increase in building activities following the end of World War II and the Korean conflict. It would appear that the Board is not adequately staffed to carry on this increased work efficiently. I, therefore, recommend that arrangements be made to increase the technical and clerical staff of the Board to handle this increase in work. I am confident that, if that were done, zoning applications could be disposed of by the Board in a manner that would prove satisfactory to all persons concerned.

RULES

OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948, July 13, 1951 and September 14, 1956, effective October 8, 1956.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.

2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:

2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes under same requirements as for Commercial Installations.

Rule 3. Oil Permitted.

3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other

foreign matter. The fuel oils shall be classified as provided in current Commercial Standard published by the U. S. Department of Commerce, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{	Range Oil	
{	No. 1 Fuel Oil	
	No. 2 "	"
	No. 4 "	"
	No. 5 "	"
	No. 6 "	"

Rule 4. Standards for Approval of Oil Burners by the Board.

4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts and electrical controls suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by not less than four inches (4") of masonry with weep holes along the bottom one inch in diameter not more than 3 ft. apart. The masonry walls of a structure may be used as part of the protection.

Storage tanks may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen (15") greater on all sides than the outside dimensions of the

RULES

storage tanks. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank or to the ceiling where the ceiling is less than two feet (2') above the top of the tank. A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the largest tank installed, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.3 Outside of Buildings, Below Ground.

6.3.3 All buried storage tanks prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.4 Outside of Buildings, Above Ground.

6.4.1 Storage tanks of a capacity greater than 275 gallons located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon.....	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more..	100,000 "

6.4.1.1 Two hundred and seventy-five (275) gallon tanks shall be located so as not to interfere with or obstruct any means of egress.

6.4.3 All above ground storage tanks prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no buried tank shall be placed within twenty feet (20') from the outside line of the subway wall, and where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. Where an above ground tank within a building is located within the outer lines of the

subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.

Rule 7. Piping.

7.2. Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief or pressure regulating valve in the piping system to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. Water piping connection shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.

7.2.3 Relief valves shall be set to discharge at not more than one and one-half (1½) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.

7.3 Vent Pipes.

7.3.4 Vent pipes shall be provided with an approved weatherproof hood having a free area of not less than the pipe size area and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

Rule 7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') from any building opening and five feet (5') from any subway grating, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter and no fill pipe for #6 oil shall be less than three inches (3") in diameter. Where #6 oil is used, the fill pipe terminal shall be located within three feet (3') of the curb, unless otherwise required by the Highway Department or the Transit Authority. Where there are facilities for the delivery tank truck to drive onto the premises, the fill pipe terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.

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7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal, or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.

Rule 10. Permits, Plans, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 Application for permit shall be made and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation by the installer who holds a certificate of license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner which shall include the location of the building in which the installation has been made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such installation by the Borough Superintendent of Buildings when required under Rule 10.2.

10.1.3 No permit shall be issued by the Fire Commissioner until the installer has furnished an

affidavit that the installation complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner.

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article 12 of the Building Code, except that several units may be connected to a common chimney.

12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed, except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.

12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time. Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

**Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943;
Amended Oct. 14, 1955, Effective Nov. 10, 1955;
and Amended June 4, 1956, effective July 2, 1956.**
(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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SECTION 21-C

September 17, 1956.

Hon. James Felt, Chairman,
and Members of The City Planning Commission:

Dear Sirs:

The duties of the Planning Commission are set forth in Chapter 8 of the New York City Charter which was approved by municipal referendum and by the State Legislature. Nowhere in the Charter is there any provision which permits the Commission to acquire other functions already assigned by a provision of the Charter to another agency. Neither in the Charter nor in the Zoning Resolution is there any authorization or even suggestion that the Planning Commission can arrogate to itself the varying powers of the Board of Standards and Appeals provided for in Chapter 27, Section 666, Paragraph 5, of the Charter. The wording of Paragraph 5 reads: "The Board shall have power: To determine and vary the application of the Building Zone Resolution as may be provided in such Resolution". This means that the Commission with the approval of the Board of Estimate may provide in the Zoning Resolution the conditions under which the Board may determine and vary the application of the Zoning Resolution. It does not mean that the varying power can be assumed by the Planning Commission or assigned to any other agency. Neither does it mean that the Resolution may be so amended as to deprive the Board of its Charter powers to grant variances and to adopt rules to supplement the Zoning Resolution as provided in Section 666, Paragraph 2, of the Charter.

That the Commission has attempted unlawfully to take away from the Board of Standards and Appeals its Charter powers of variance and to take away the Board's Charter powers to adopt rules and to assign such powers to another agency, is a matter of record in repeated attempts over the past several years. The Board has protested to no avail. On one occasion the Planning Commission voted four to three not to restore jurisdiction to the Board with the suggestion that the Courts should decide. Why is it that where the law is clear, the requirements of the Charter are so flagrantly disregarded?

It is apparent that the Commission is studiously avoiding the use of the words "vary" and "variance" in its amendments to the Zoning Resolution in its current proposal to make further inroads on the Board's jurisdiction under the proposed Amendment to 21-C. In using other words or terms, such as "exception," "approval" and other similar words, the Commission apparently thinks that it has found a way to vary the law without conflicting with the Board's powers. Such factious reasoning is to no avail. Any action

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Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Dec. 4, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	June 5, 1956—Vol. 41, No. 23
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

DECEMBER 11, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 11, 1956, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for further consideration by the Board.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss and Benjamin Braunstein, trustees (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district the erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of a vacant lot for parking and storage of motor vehicles.

PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

Laid over from November 7, 1956, to December 11, 1956, for inspection and decision; hearing closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection of a gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonse Bivona, S. Richard Bivona and Robert J. Perillo, owners.

CALENDAR

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30, Borough of The Bronx.

Laid over from October 9, 1956 to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered; then to December 11, 1956, for inspection and decision; hearing closed; applicant to amend papers to include motor vehicle repairing and file a new decision including such use.

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for decision; and for statements to be filed by objector as to parking and garage facilities in the area, and by applicant as to rent; the premises and area were previously inspected by a Committee of the Board.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Borough of Queens, Hollis.

Laid over from October 23, 1956 to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for applicant to file list of two family homes in the area, when they became two family residences and whether they have certificates of occupancy for two-family use; the premises and area were previously inspected by a Committee of the Board.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A(j) of the

zoning resolution, to permit in a restricted retail and retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth.

PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

Laid over from October 30, 1956 to November 14, 1956, for inspection if necessary and decision; hearing closed; then to December 11, 1956, for inspection and decision.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

Laid over from October 30, 1956 to November 14, 1956, at request of attorney for objectors, applicant concurring; then to December 11, 1956, for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed.

740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.

SUBJECT—Application October 4, 1954—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for further consideration after records have been obtained from the Department of Buildings and the Fire Department; applicant to file certified copy of actual lot in possession.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.

SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4½ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for additional information from applicant, who is to have the lots separated and numbers assigned; hearing closed.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael, Anisello and Concetta Rusciano, owners.

CALENDAR

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.

PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

428-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.

SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office, accessory motor vehicle repair shop, storage and parking of more than 5 motor vehicles all in conjunction with a taxi cab business.

PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for applicant to correct his plans and for inspection and decision; hearing closed.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution to permit in a retail zone and partly in a residence zone the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit

the location of a business entrance within 75 ft. of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

Laid over from October 23, 1956 to November 20, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

CALENDAR

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

Laid over from September 18, 1956 to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered; then to November 20, 1956, for inspection and decision; hearing closed.

Laid over from November 20, 1956, to December 11, 1956, for inspection and decision.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment; then to December 11, 1956, for further inspection in view of the revised plans filed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring; then to November 20, 1956, for inspection and decision; then to December 11, 1956, for inspection and decision.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for further inspection and decision; then to December 11, 1956, for further inspection and decision.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjourn-

ment considered; then to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

Laid over from October 9, 1956 to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

602-51-BZ—Vol. IV

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed erection of a loading platform in parking lot; proposed installation of ice machine and cooling tower on roof of west building; proposed relocation of two gasoline tanks and pump from inside of building to parking lot and proposed omission of west portion of proposed extension which is contrary to resolution of the Board of Standards and Appeals Cal. 602-51-BZ—Vol. III.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

Laid over from November 27, 1956 to December 11, 1956, for inspection and decision; in connection with Cal. Nos. 1016-55-BZ and 1017-55-BZ; hearing closed.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, to await the decision of the court as to violations and for further inspection; hearing closed; then to December 11, 1956, pending court decision on violations; hearing previously closed.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

CALENDAR

SUBJECT—Application April 11, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit proposed parking lot for more than 5 cars on a lot which partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Section 4c and Section 3 of the Zoning Resolution.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail use, D area district a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

Laid over from October 30, 1956, to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

Laid over from November 7, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, public occupancy, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office and boiler room and meat preserving, including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).

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SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.
PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

Laid over from November 20, 1956 to November 27, 1956, at the request of adjoining owner's representative; then to December 11, 1956, for further consideration and decision; hearing closed.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

289-56-BZ

APPLICANT—Carl H. Salminen, for Joseph J. Crupi, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the proposed erection of a 1 story building to be occupied as office, showroom, storage and welding of aluminum and steel windows and manufacturing; building to occupy more of the area than permitted.

PREMISES AFFECTED—45-42 162nd street, west side, 400 ft. south of 45th avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application April 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.

PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building; then to December 4, 1956, for further consideration as to school proposed for adjacent block; then to December 11, 1956 for applicant to file revised plans showing measurements along Utopia parkway.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

Laid over from October 30, 1956, to December 4, 1956, for inspection and decision; hearing closed; applicant to file revised plans and new decision of the borough superintendent; then to December 11, 1956, at the request of the applicant to file revised plans.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e and 7i of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector; no further requests for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to file plan showing entire plot, including the existing building and also

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to file existing certificate of occupancy; then to December 11, 1956, for inspection and decision.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for report from applicant as to possibility of providing an emergency exit and for decision.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for applicant to file revised plan, showing retaining wall, distance of house on lot, etc.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed; then to November 14, 1956, at the request of applicant to file further revised plans and new decision of the borough superintendent; then to December 4, 1956, at request of the applicant, to furnish revised plans and new decision; then to December 11, 1956, at the request of the applicant to file revised plans.

586-54-A

APPLICANT—Kitzler and Nurick, for Stern Holding Corp. (Victor and Adeline Gerard, lessee).

SUBJECT—Application July 1, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivisions 1 and 2 of the Multiple Dwelling Law re required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

127-32-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Just Realty Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, car washing, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—577-587 St. Anns avenue and 561-563 East 150th street, northwest corner, Block 2276, Lots 48 and 50, Borough of The Bronx.

298-50-BZ—Vol. II

APPLICANT—Lawrence M. Rothman, for Efram Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district the proposed erection and maintenance of a 1 story extension to a business building which extends from business into residence use district.

PREMISES AFFECTED—326-328 East 149th street, south side, 222 ft. west of Courtlandt avenue and 325-331 East 148th street, Block 2330, Lot 30, Borough of The Bronx.

621-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael J. and Bridie Clifford, Kathryn G. and Arthur J. Gal-

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lagher, Albert Artsis, Jacob and Paul Wank, James and Salvatore Monzio, owners.
SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district proposed erection of a 1 story building to include uses of boiler room, storage, super-market, loading and unloading and parking of motor vehicles upon open portion of premises.
PREMISES AFFECTED—2203-2225 Linden boulevard and 766-782 Ashford street, northwest corner and 811-825 Warwick street, Block 4334, Lots 21, 22, 23, 25, 39, 44, 45 and 48, Borough of Brooklyn.

652-55-BZ

APPLICANT—John F. Fitzsimons, for Mohawk Valet Service Inc., owner.
SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7b, 7c and 7e of the zoning resolution, to permit in a retail and manufacturing use district the change of occupancy from garage to storage, manufacturing, dry cleaning and parking of motor vehicles on unbuilt upon portion of the premises; proposed access to factory across retail use district portion of premises.
PREMISES AFFECTED—219-42 Jamaica avenue, south side, 176.42 ft. east of Springfield boulevard, Block 10789, Lot 27, Queens Village, Borough of Queens.

912-55-BZ

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).
SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop.
PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

913-55-A

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).
SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—re frame construction—repair shop.
PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

322-56-BZ

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner.
SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from a private hospital to a group medical center.
PREMISES AFFECTED—139 East 36th street, north side, 100 ft. east of Lexington avenue, Block 892, Lot 26, Borough of Manhattan.

392-56-BZ

APPLICANT—William A. Giesen, for Ralph Reda, owner.
SUBJECT—Application May 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, proposed change in occupancy from a 2 family, cellar and 3 story brick, non fireproof dwelling to a 3 family multiple dwelling.
PREMISES AFFECTED—1510 Bayview avenue, east side, 116.22 ft. north of Griswald avenue, Block 5417, Lot 126, Borough of The Bronx.

397-56-BZ

APPLICANT—James E. Vassolotti, for Morris and Mildred Ifcher and Hyman and Lilly Volk, owners.
SUBJECT—Application May 29, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A and 7i of the zoning resolution, to permit in a business and residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, store, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.
PREMISES AFFECTED—121-11 to 121-19 (121-15 official) Jamaica avenue and 86-42 to 86-50 122nd street, northwest corner, Block 9275, Lot 58, Richmond Hill, Borough of Queens.

418-56-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office and sales, storage of accessories, parking for more than 5 cars waiting to be serviced.
PREMISES AFFECTED—7101-7127 New Utrecht avenue and 1573 72nd street, northeast corner, 1572 71st street and 7102-7124 16th avenue, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn.

423-56-BZ

APPLICANT—Julius S. Rapson, for Timothy Sklerenko, owner.
SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a 1 family dwelling with less than the required side yards.
PREMISES AFFECTED—83-50 267th street, west side, 100 ft. north of Hillside avenue, Block 8778, Lot 68, Floral Park, Borough of Queens.

560-56-BZ

APPLICANT—Charles V. Halley, Jr., for John J. Reynolds, Inc., owner (Gristede Bros. Inc., lessee).
SUBJECT—Application August 14, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extension of parking for patrons of a food market.
PREMISES AFFECTED—565-577 West 235th street, northeast corner of Netherland avenue, Block 3409, Lot 484, Borough of The Bronx.

656-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Rayhurst Realty Corp., and Nostrand Building Corp., owners.
SUBJECT—Application October 3, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D area, Class ½ height district, the erection of a 6 story multiple dwelling, exceeding the permitted height.
PREMISES AFFECTED—3203-3220 Nostrand avenue, east side, 95 ft. north of Avenue S, Block 6836, Lot 52, Borough of Brooklyn.

608-56-BZ

APPLICANT—Leonard F. Rothkrug, for Michael Sirote and Anne Goldin, (partners) owners.
SUBJECT—Application September 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory motor vehicle repair shop, lubritorium, car washing (non-automatic), office and sales for a term of 15 years.

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PREMISES AFFECTED—2812-2818 Westchester avenue and 1601-1611 Mulford avenue, southwest corner and 2815-2819 Middletown road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx.

661-56-BZ

APPLICANT—S. Jules Lakin and M. L. Bennett, owners.
SUBJECT—Application October 5, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—92-10 Astoria boulevard, southeast corner of 92nd street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

DECEMBER 11, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon December 11, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

449-55-A

APPLICANT—Lama, Proskauer and Prober, for Marianna Luchesse, owner.

SUBJECT—Application June 6, 1955—Appeal from a decision of the borough superintendent—re exits and live loads.

PREMISES AFFECTED—72 Siegel street, south side, 100 ft. east of Manhattan avenue, Block 3096, Lot 9, Borough of Brooklyn.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.

PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

87-56-A

APPLICANT—Maxfield Blaufeux, for Ira Greenfield, owner (Joseph Filappazzo, lessee).

SUBJECT—Application February 8, 1956—Appeal from a decision of the borough superintendent—re use of frame building—factory—re live load, exits and construction.

PREMISES AFFECTED—8615 (8613 displayed) 18th avenue, east side, 120 ft. south of 86th street, Block 6369, Lot 40, Borough of Brooklyn.

405-55-A

APPLICANT—Samuel Rosenblum, for H. Lawrence Herring, et al., owners.

SUBJECT—Application May 11, 1955—Appeal for a decision of the borough superintendent—re egress, stair enclosure.

PREMISES AFFECTED—322-326 East 23rd street, south side, 281 ft. east of 2nd avenue, Block 928, Lot 43, Borough of Manhattan.

997-55-A

APPLICANT—Hal. I. Mirowitz, for Kate A. Fielding, owner.

SUBJECT—Application December 19, 1955—Appeal from a decision of the borough superintendent—re use of more than 2 stories for living quarters in frame building.

PREMISES AFFECTED—112-01 208th street, southeast corner of 112th avenue, Block 10985, Lot 18, Queens Village, Borough of Queens.

439-56-A

APPLICANT—A. H. Salkowitz, for Woodside Savings and Loan Association, owner.

SUBJECT—Application June 19, 1956—Appeal from a decision of the borough superintendent—re egress, stairways, etc.

PREMISES AFFECTED—39-46 61st street, west side, 78.23 ft. north of Roosevelt avenue, Block 1229, Lot 119, Woodside, Borough of Queens.

74-46-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Numa Cherry, owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—change of use.

PREMISES AFFECTED—865-867 Grand street, north side, 175 ft. west of Olive street, Block 2922, Lot 42, Borough of Brooklyn.

641-50-A—Vol. II

APPLICANT—Simon B. Zelnik, for 130 East 58th Street Corp., owner (Fine Arts Theater Co., Inc., lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—commercial use in non-fireproof construction.

PREMISES AFFECTED—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue, Block 1312, Lot 62, 4th floor, Borough of Manhattan.

HARRIS H. MURDOCK, Chairman.

DECEMBER 18, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956, pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to Decem-

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ber 18, 1956, to permit applicant to consult with his client; hearing previously closed.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; also for consideration by the Board as to exclusion of use sought by prohibitions under Section 21A.

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles and sale of new and used cars.

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

Laid over from November 20, 1956 to December 18, 1956, for applicant to file plans showing portions of plot proposed to be set aside for the sale of cars and the balance for parking; and for inspection and decision; hearing closed.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; and for statement by applicant as to proposed conditions for the use of the premises that would be unobjectionable to the owners in the area; hearing closed.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed partial demolition, reconstruction

and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant, bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-82 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—reframe building, business use.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

247-56-BZ

APPLICANT—J. Berman, for John and Irene Steven, owners.

SUBJECT—Application March 21, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.

PREMISES AFFECTED—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

255-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners.

SUBJECT—Application March 29, 1956—re (decision of

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the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, parking and storage of motor vehicles, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

297-56-BZ

APPLICANT—Julius S. Rapson, for Nicholas J. Stravino, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.

PREMISES AFFECTED—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; applicant to file corrected plan.

492-56-BZ

APPLICANT—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.

PREMISES AFFECTED—3400-3408 Baychester avenue and 2001-2021 Tillotsen avenue, northeast corner and 3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic) minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

Laid over from November 27, 1956 to December 18, 1956, for inspection and decision; hearing closed.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector's representative; no further request for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant

to furnish the Board with information as to the uses in the building since its erection and to submit a memorandum as to the practical difficulty and unnecessary hardship; then to December 18, 1956, at the request of the applicant to file revised plans and a new decision of the borough superintendent.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES AFFECTED—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

572-31-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, lessee, for Margaret Watson, owner.

SUBJECT—Application reopened November 27, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue, Block 12168, Lot 1, Jamaica, Borough of Queens.

66-38-BZ—Vol. I

APPLICANT—First Leasing Corp., owner.

SUBJECT—Application reopened November 27, 1956 for consideration as to extension of term of variance—expired November 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a local retail use district, the change of location of curb cut for reduced parking lot.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Borough of Manhattan.

825-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for K. B. S. Realty Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars.

PREMISES AFFECTED—1950 Bronxdale avenue and 1951-1961 Barnes avenue, northwest corner and 780-792 Neill avenue, Block 4261, Lot 60, Borough of The Bronx.

578-42-BZ—Vol. III

APPLICANT—Maxfield Blaubeux, for LaPonzina Associates, Inc., owner (Ridgeway Automotive Service and Carvel Stores, Inc., lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, proposed use of motor vehicle repair shop and nonstorage garage for more than 5 motor vehicles and office; also retail store and parking of more than 5 motor vehicles for patrons and employees.

PREMISES AFFECTED—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway; 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway, Block 5771, Lot 6, Borough of Brooklyn.

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819-47-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E area, class 1 height district, the erection of a 16 story office building, to contain offices, stores and garage for more than 5 cars, to exceed the height limit, without the required setback and extending from the retail into the residence use district.

PREMISES AFFECTED—118-21 Queens boulevard, northwest corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens.

537-56-A

APPLICANT—Charles I. Goldman, for Pickman Realty Corp., owner.

SUBJECT—Application June 20, 1956—Appeal from a decision of the borough superintendent—re proposed ground sign—review of borough superintendent's decision re zoning matter.

PREMISES AFFECTED—118-21 Queens boulevard, northeast corner of 78th avenue, Block 2270, Lot 13, Forest Hills, Borough of Queens.

683-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Foster Newkirk Stores, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking of patrons cars on the open portion of the plot.

PREMISES AFFECTED—1875-1925 Nostrand avenue and 3001-3013 Foster avenue, northeast corner and 3002-3014 Newkirk avenue, Block 4964, Lot 50, Borough of Brooklyn.

787-55-BZ

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., owner.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car repairs, car washing, office, sales area, utility room, and parking for more than 5 motor vehicles.

PREMISES AFFECTED—160-168 Ridge street and 339 East Houston street, southeast corner, Block 345, Lots 44 and 48, Borough of Manhattan.

8-56-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail and residence use district, proposed parking of motor vehicles.

PREMISES AFFECTED—161-30 122nd avenue and 122-01 to 122-17 161st place, southeast corner, Block 12256, Lots 12, 16 and 19, Baisley Park, Borough of Queens.

140-56-BZ

APPLICANT—Maxfield Blaubeux, for Kinos Realty Corp., owner (Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail and residence use district proposed parking for motor vehicles, accessory to an existing super market, extending from local retail portion of plot to residence portion of plot.

PREMISES AFFECTED—99-02 to 99-22 Astoria boulevard, south side, from 99th to 100th streets, 27-01 to 27-19

99th street and 28-02 to 28-10 100th street, Block 1379, Lot 45, Corona, Borough of Queens.

276-56-BZ

APPLICANT—Gibbs and Hill, Inc., for Dora Levine, owner (Whitehead Metal Products Co., lessee).

SUBJECT—Application April 13, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use, A area district a vertical extension to the existing fireproof reinforced concrete storage and office building, without the required loading berth.

PREMISES AFFECTED—287-303 West 10th street, north side, and 150-168 Charles street, south side, 51 ft. 10½ in. west of Washington street, Block 636, Lot 70, Borough of Manhattan.

327-56-BZ

APPLICANT—Charles M. Spindler, for Frank Antun, owner.

SUBJECT—Application May 2, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking of cars for patrons and employees of a restaurant.

PREMISES AFFECTED—219-14 97th avenue and 97-02 to 97-10 220th street, southwest corner, Block 10784, Lots 27 and 30, Queens Village, Borough of Queens.

362-56-BZ

APPLICANT—James E. Vassalotti, for Rosary Realty Corp., owner.

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—2231-2243 West 8th street and 638-648 Sheepshead Bay road, southeast corner, Block 7279, Lot, 1, Borough of Brooklyn.

493-56-BZ

APPLICANT—James E. Vassalotti, for 8769 23rd Avenue Realty Corp., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, storage and store, minor auto repairs, parking and storage of motor vehicles; show window and sign within 75 ft. of residence use district.

PREMISES AFFECTED—2301-2311 Bath avenue and 8767 to 8775 23rd avenue, southeast corner, Block 6873, Lot 6, Borough of Brooklyn.

543-56-BZ

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the change in occupancy from store to manufacturing of auto seat covers.

PREMISES AFFECTED—6709-6711 and 6713 5th avenue, east side, 63 ft. ½ in. and 101 ft. ½ in. south of 67th street, Block 5856, Lots 18-20 inclusive, Borough of Brooklyn.

571-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Lazarus Rosenberg, owner.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of a gasoline service station, office and sales,

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lubritorium, minor auto repairs and high speed auto laundry; also the erection of a factory on the same plot, occupying more than the permitted coverage.

PREMISES AFFECTED—557-569 7th avenue and 373-393 20th street, northeast corner and 360-386 19th street, Block 887, Lots 1, 18 and 72, Borough of Brooklyn.

636-56-BZ

APPLICANT—A. H. Salkowitz, for Queensview Holding Corp., owner.

SUBJECT—Application September 26, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the change in occupancy of 2-1 family dwelling to 2 family occupancy.

PREMISES AFFECTED—145-31 14th avenue, northeast corner of 145th place, 145-15 14th avenue, northwest corner of 145th place, Block 4463, Lots 19 and 20, White-stone, Borough of Queens.

146-56-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Rothen-berg, owner.

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under 21 of the zoning resolution, to permit in a residence use, E-1 area district, the enclosure of an existing terrace constituting a further encroachment within the 15 ft. wide side yard required by Art. IV, Sec. 15a of the zoning resolution.

PREMISES AFFECTED—258 Corbin place, west side, 611 ft. 9 in. south of Beach road, Block 7516, Lot 264, Borough of Brooklyn.

725-56-BZ

APPLICANT—Samuel Miller, for Arcy Co., owner (Pur-chaser under Contract: Esso Standard Oil Co.).

SUBJECT—Application October 26, 1956—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a local retail use dis-trict a proposed gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles await-ing service for a term of 15 years and part of a proposed curb cut within 75 ft. of a residence zone.

PREMISES AFFECTED—82-06 Astoria boulevard, south-east corner of 82nd street, Block 1094, Lot 1, Jackson Heights, Borough of Queens.

4-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Bridgemont Corp., owner.

SUBJECT—Application reopened October 30, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, parking and storage of more than 5 motor vehicles, office, car wash, lubritorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont avenue, northeast corner of St. Raymonds avenue and Williams-bridge road and St. Raymonds avenue, southeast corner, Block 4076, Lot 18 and part of Lot 6, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 18, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

58-54-SA

APPLICANT—Calray Distributors Inc., agent for Hast-ings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heat-well Adjusto V Gas Burner, Models V-12, V-18, V-24, V-30, V-36 and V-54.

56-54-SA

APPLICANT—Calray Distributors Inc., agent for Hast-ings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heat-well Inshot Conversion Burner, Models MX1-150 and MX1-300.

59-54-SA

APPLICANT—Calray Distributors Inc., agent for Hast-ings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Air Control Gas Unit Heater, Models F-80, F-100, F-120, F-160, F-200, F-250, B-80, B-100, B-120, B-160, B-200, B-250, and DU-80, DU-100, DU-120, DU-160, DU-200, and DU-250.

125-51-SA

APPLICANT—Vic Cleaning Machine Company, owner. (Vic Cleaning Machine Sales Company, agent.)

SUBJECT—Application February 8, 1951—Solvic Petro-leum Solvent Cleaning Unit, Model 23.

625-55-SA

APPLICANT—Huebsch Manufacturing Co. Division of The American Laundry Machinery Company, owner.

SUBJECT—Application July 8, 1955—Huebsch Twin Cylinder Tumbler (to tumble dry washed clothing).

626-55-SA

APPLICANT—Huebsch Manufacturing Co. Division of The American Laundry Machinery Company, owner.

SUBJECT—Application July 8, 1955—Huebsch 16 Lb. Tumbler.

339-56-SM

APPLICANT—Thermotank Inc., Lumenated Ceiling Div., for Thermotank Inc., owner.

SUBJECT—Application April 27, 1956—Lumenated Ceil-ings.

702-56-SA

APPLICANT—Aeroil Products Company, Inc., owner.

SUBJECT—Application October 3, 1956—Aeroil Liquefied Petroleum Gas-fired Salamander, Model 35VP.

693-56-SA

APPLICANT—Ribelle V. Perotto, for Forney Engineer-ing Company, owner.

SUBJECT—Application September 19, 1956—Forney Oil Burner, Models QWRMA, QMA, QSA and QMSA.

741-55-SA

APPLICANT—The A. P. Smith Manufacturing Company, owner.

SUBJECT—The A. P. Smith Mfg. Co., 8 Inch Electric Motor Operated Vertical Gate Valve.

236-38-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened May 22, 1956—re amend-ment to resolution as to additional steel subpurlins, Types 1480, 1680, 2180, 2140 and 3258—re Pyrofill Roof Deck: previously approved.

460-56-A

APPLICANT—Seymour A. Mitteldorf, and U. and H. Company, owner.

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SUBJECT—Application June 22, 1956—Appeal from a decision of the borough superintendent—re plastic light diffuser ceiling.

PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan.

588-40-A

APPLICANT—The City of New York, Department of Welfare, owner.

SUBJECT—Application reopened November 20, 1956 for consideration as to extension of term of variance—expired February 17, 1953—re Appeal from a decision of the borough superintendent—frame extension for business use within fire limits, previously granted on condition.

PREMISES AFFECTED—163 Bradford street, east side, 100 ft. north of Liberty avenue, Block 3691, Lot 1, Borough of Brooklyn.

34-55-A

APPLICANT—Raybert Corporation, lessee, for Lesoy Corp., owner.

SUBJECT—Application reopened November 20, 1956 and restored to docket—previously dismissed for lack of prosecution—re Appeal from an order and a decision of the fire commissioner—sprinkler system.

PREMISES AFFECTED—115-117 West 52nd street, north side, 195 ft. west of Avenue of The Americas (6th), Block 1005, Lot 22, Borough of Manhattan.

218-56-A

APPLICANT—M. Martin Elkind, for Esther C. Suffin, owner.

SUBJECT—Application March 14, 1956—filed pursuant to section 35, General City Law re extension in length of existing building encroaching bed of mapped street—101st street.

PREMISES AFFECTED—100-23 37th avenue and 35-48 101st street, northwest corner, Block 1741, Lot 24, Corona, Borough of Queens.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

435-55-A

APPLICANT—John J. Tricarico, for Marie Wilson, owner.

SUBJECT—Application May 31, 1955—filed pursuant to Sec. 310 of the M.D.L. for variation of sec. 183 and 172 of the M.D.L. re minimum dimension of yard.

PREMISES AFFECTED—371 Waverly avenue, east side, 80 ft. north of Greene avenue, Block 1945, Lot 1, Borough of Brooklyn.

194-55-A

APPLICANT—Herman Wolff, for Nickren Realty Corp., owner.

SUBJECT—Application March 2, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—524-544 West 52nd street, south side, 275 ft. west of 10th avenue, Block 1080, Lots 45-51, Borough of Manhattan.

736-55-A

APPLICANT—A. L. Seiden, for The Reece School, Inc., owner.

SUBJECT—Application September 20, 1955—Appeal from

a decision of the borough superintendent—re non-fireproof construction—school.

PREMISES AFFECTED—180 East 93rd street, south side, 119 ft. 8 in. west of 3rd avenue, Block 1521, Lot 141, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1957, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 8, 1957, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

847-53-BZ—Vol. II

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened September 25, 1956 as Vol. II—re (decision of the borough superintendent) under sections 19A(j) and 21 of the zoning resolution, to permit in a manufacturing use, C area district the proposed change in occupancy of 1 story building of class 3 construction from public garage for more than 5 motor vehicles and motor vehicle repair shop, storage of ice and beverages and storage of more than 5 motor vehicles to factory and storage of ice and beverages and storage of more than 5 motor vehicles, without required loading berth.

PREMISES AFFECTED—426-440 89th street, south side, 106 ft. 11¾ in. west of 5th avenue, Block 6066, Lots 19, 21, 22, 23 and 24, Borough of Brooklyn.

418-31-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a business use district, the extension and alteration of existing gasoline service station to include auto repairs, wheel alignment, brake testing, automatic car wash, office, storage and sale of auto accessories, 11 one car garages.

PREMISES AFFECTED—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

465-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Elias Rubin, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the reconstruction and extension of existing gasoline service station, lubritorium, car washing, office and sales, storage, minor auto repairs, parking of cars waiting to be serviced.

PREMISES AFFECTED—112-01 to 112-19 (112-15 official) Colonial avenue, west side, between Van Doren and Van Cleff streets; 58-46 to 58-54 Van Cleff street and 59-43 Van Doren street, Block 1971, Lot 52, Corona, Borough of Queens.

361-56-BZ

APPLICANT—James E. Vassalotti, for The Long Island Rail Road Co., owner (1326 Ocean Avenue Realty Corp., lessee).

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C and DD area district erection and maintenance of proposed building, to be used for storage garage for less than 150 cars, minor auto repairs, lubritorium and car washing,

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without the required setback and covering more than the permitted area.

PREMISES AFFECTED—1334-1346 Ocean avenue, west side, 262 ft. south of Avenue H and 865-877 East 19th street, Block 6703, Lot 30, Borough of Brooklyn.

410-56-BZ

APPLICANT—Carl H. Salminen, for Hause Building Corp., owner.

SUBJECT—Application June 7, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of existing, 2 family dwelling with less than the required side yards.

PREMISES AFFECTED—137-38 Negundo avenue, south side, 305.78 ft. east of Colden street, Block 5153, Lot 22, Flushing, Borough of Queens.

427-56-BZ

APPLICANT—Charles M. Spindler, for George M. Cowen-haven, owner.

SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—6916-6928 New Utrecht avenue and 1527-1541 70th street, northwest corner, Block 6158, Lots 25 and 70, Borough of Brooklyn.

515-56-BZ

APPLICANT—Sampson Levy, for Eugene O. Hussey and Samuel Fish, owners.

SUBJECT—Application July 11, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing, storage, store, minor auto repairs, parking and storage of motor vehicles; show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—1043-1051 Winthrop street and 177-187 East 93rd street, northeast corner, Block 4612, Lot 43, Borough of Brooklyn.

557-56-BZ

APPLICANT—De Rose and Cavalieri, for Angeline Coscia (vendee under contract); (Vincent J. Velella, owner).

SUBJECT—Application August 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—435 East 117th street, north side, 218 ft. west of Paladino avenue, Block 1711, Lot 16, Borough of Manhattan.

558-56-BZ

APPLICANT—De Rose and Cavalieri, for Angelina Coscia, owner.

SUBJECT—Application August 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—450 East 117th street, south side, 94 ft. west of Paladino avenue, Block 1710, Lot 130 (formerly Lot 30½), Borough of Manhattan.

559-56-BZ

APPLICANT—Multer, Nova and Seymour, for Joseph L. Greenberg, owner.

SUBJECT—Application August 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—200 West Tremont avenue, south side, 59.65 ft. west of Montgomery avenue, Block 2877, Lots 522, 523 and 525, Borough of The Bronx.

569-56-BZ

APPLICANT—Abraham Grossman, for Coberg Realty Corp., owner.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district proposed parking of motor vehicles.

PREMISES AFFECTED—514 Lafayette avenue, south side, 100 ft. east of Bedford avenue, Block 1788, Lot 13, Borough of Brooklyn.

572-56-BZ

APPLICANT—James E. Vassalotti, for J. H. and R. C. Schwarz, owners.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing and stores.

PREMISES AFFECTED—1273-1283 Myrtle avenue and 618-634 Hart street, northeast corner, Block 3228, Lot 1, Borough of Brooklyn.

624-56-BZ

APPLICANT—Charles M. Spindler Associates, for Fitchett-Crescent Corp., owner.

SUBJECT—Application September 20, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—45-05 National street and 101-02 to 101-10 Nicolls avenue, southeast corner, Block 1629 Lot 55, Forest Hills, Borough of Queens.

1446-39-BZ—Vol. IV

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened July 3, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed erection and maintenance of a gasoline service station, minor motor vehicle repairs, parking for cars waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—re (decision of the borough superintendent), under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district the maintenance and extension of auto wrecking yard.

PREMISES AFFECTED—34-36 Fairfield avenue (formerly 12024-12050 Flatlands avenue), 401-461 Malta street, southeast corner and 1028-1084 Alabama avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of an auto wrecking yard.

CALENDAR

PREMISES AFFECTED—12074-12096 Flatlands avenue (Fairfield avenue), and 1042-1098 Sheffield avenue, southwest corner and 1037-1091 Georgia avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

472-56-BZ

APPLICANT—Leonard R. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.

PREMISES AFFECTED—50-58 Fairfield avenue (formerly 12050-12060 Flatlands avenue), and 1027-1053 Alabama avenue, southeast corner and 1038-1060 Georgia avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 8, 1957, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

955-55-A

APPLICANT—Gabriel Nathan, for Estelle Silverman, owner.

SUBJECT—Application December 5, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped street—Beach 21st street.

PREMISES AFFECTED—20-01 to 20-03 Cornaga avenue and 635-647 Beach 21st street, southwest corner, Block 215, Lot 39, Far Rockaway, Borough of Queens.

1009-55-A

APPLICANT—Julius S. Rapson, for Kenneth W. Haslam, owner.

SUBJECT—Application December 22, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—proposed widening of Francis Lewis boulevard.

PREMISES AFFECTED—245-01 Francis Lewis boulevard, southeast corner of 245th street, Block 13614, Lot 1, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman,*

JANUARY 15, 1957, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 15, 1957, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morgan-roth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; applicant to submit statement to the Board as to the purpose for which the site was purchased; then to January 15, 1957 at request of the applicant's representative, to furnish statement and revised plans.

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure; then to January 15, 1957, for inspection and decision; hearing closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision; then to December 4, 1956, at the request of the applicant; then to January 15, 1957, for decision.

910-55-BZ

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, E-1 area district, proposed extension of an existing broom factory, to occupy more than the permitted area.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 ft. 11¾ in. east of East 95th street, Block 8203, Lots 5 and 7, Borough of Brooklyn.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

74-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Dina Karpoff, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, storage room, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—42-05 Lawrence street, and

CALENDAR

132-02 to 132-06 Sanford avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

158-56-BZ

APPLICANT—Fred C. Dahlem, for C.P.B. Incorporated, owner.

SUBJECT—Application March 2, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of 5 story and cellar converted old law tenement with hand laundry and grocery store in cellar.

PREMISES AFFECTED—19 West 103rd street and 74 Manhattan avenue, northeast corner, Block 1839, Lot 20, Borough of Manhattan.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

193-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Beatrice M. Mahoney, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, car washing, parking and storage of motor vehicles; show window and signs within 75 ft. of residence use district.

PREMISES AFFECTED—2441-2449 (2443 official) Richmond avenue and 2-8 Richmond Hill road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

235-56-BZ

APPLICANT—Charles M. Spindler, for Estate of Jesse Donella, owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—3001-3047 White Plains road and 690-698 Lester street, southwest corner and 695-699 Adeo avenue, Block 4545, Lot 14, Borough of The Bronx.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

380-56-BZ

APPLICANT—James E. Vassalotti, for Kent Towers, Inc., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of motor vehicles.

PREMISES AFFECTED—247-249 Lexington avenue, east side, 85 ft. north of East 34th street, Block 890, Lots 23 and 66, Borough of Manhattan.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

417-56-BZ

APPLICANT—Ingram S. Carner, for Credit Realty Corp., owner (proposed lessee—Shell Oil Co.).

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed erection and maintenance of a gasoline service

station, car washing (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of cars waiting to be serviced, curb cut within 75 ft. of residence district and

PREMISES AFFECTED—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

527-56-BZ

APPLICANT—Paul Friedman, for Daniel D. Daley, owner.

SUBJECT—Application July 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), parking of cars awaiting service, sale of auto accessories and minor repairs, with hand tools only, for a term of 15 years.

PREMISES AFFECTED—43-02 to 43-10 Main street, southwest corner of Cherry avenue, Block 5125, Lot 30, Flushing, Borough of Queens.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed; applicant to file revised plans eliminating entrance on Cherry avenue as proposed.

553-56-BZ

APPLICANT—Andrew DiCamillo, for No. 14 Corporation, owner.

SUBJECT—Application August 7, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—449-453 Degraw street, north side, 150 ft. west of Bond street, Block 416, Lots 50, 51, 53 and 152, Borough of Brooklyn.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

576-56-BZ

APPLICANT—Henry C. Brockman, for Joseph Franzone, owner.

SUBJECT—Application August 29, 1956—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit partly in a residence use district and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry, minor auto repairs shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—49-05 Astoria boulevard, northeast corner of 49th street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed; applicant to correct plans and statement as to change of zone.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 15, 1957, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

356-56-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES—Burton Corp. (Lord and Taylor, lessee).

CALENDAR

SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent re Elevator Application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 4, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 20, 1956, were approved as printed in the Bulletin of November 27, 1956, Vol. 41, No. 48.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A.M., for inspection and decision; hearing previously closed.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A.M. at the request of the applicant to file revised plans; hearing previously closed.

586-54-A

APPLICANT—Kitzler and Nurick, for Stern Holding Corp. (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivisions 1 and 2 of the Multiple Dwelling Law re required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. at the request of the applicant to file revised plans; hearing previously closed.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Kraushaar.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for applicant to file revised plans showing measurements along Utopia parkway; hearing closed.

910-55-BZ

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application November 15, 1955—(decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, E-1 area district, the proposed extension of an existing broom factory, to occupy more than the permitted area.

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PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 ft. 11¾ in. east of East 95th street, Block 8203, Lots 5 and 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvatti.

For Opposition: Benjamin Schatz, Anthony J. Trippodi, Dorothy Royster and Cora B. McCue.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Herbert L. Scheibel and Jack Stillman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for decision; hearing previously closed.

74-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Dina Karpoff, owner.

SUBJECT—Application February 2, 1956—(decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, storage room, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—42-05 Lawrence street and 132-02 to 132-06 Sanford avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Sam Karpoff.

For Opposition: Alexander Haberman, Simon Haberman, Celia Kaplan, Peter Margiotta, Joseph Margiotta, Sophie Smith, and Anthony J. Pecora.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A.M., for inspection and decision; hearing closed.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

113-56-BZ

APPLICANT—Charles M. Spindler, for Frank DeSisto and Dublin Associates, owner.

SUBJECT—Application February 16, 1956—(decision of the borough superintendent) under sections 7f, 7i, 7A, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on vacant portion of the plot, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1614-1626 86th street and 2-14 Bay 13th street, southwest corner, Block 6363, Lots 42 and 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be set; for inspection and decision; hearing previously closed.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. at the request of the applicant to file revised plans; hearing previously closed.

158-56-BZ

APPLICANT—Fred C. Dahlem, for C.P.B. Incorporated, owner.

SUBJECT—Application March 2, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a 5 story and cellar converted old law tenement with hand laundry and grocery store in cellar.

PREMISES AFFECTED—19 West 103rd street and 74 Manhattan avenue, northeast corner, Block 1839, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem, Carlos Ramirez, William Bruder and Paul Kornblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dept. of Buildings and C. J. Cammarata, N. Y. C. Housing Authority.

MINUTES

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A.M. for inspection and decision; hearing closed.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7b, 7c, 7e and 7i of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

193-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Beatrice M. Mahoney, Owner.

SUBJECT—Application March 13, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, storage room, office and sales, car washing, parking and storage of motor vehicles; show window and signs within 75 ft. of residence use district.

PREMISES AFFECTED—2441-2449 (2443 official) Richmond avenue and 2-8 Richmond Hill road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama and Edward V. Curry.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing closed.

235-56-BZ

APPLICANT—Charles M. Spindler, for Estate of Jesse Donella, owner.

SUBJECT—Application March 26, 1956—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—3001-3047 White Plains road, 690-698 Lester street, southwest corner and 695-699 Adea avenue, Block 4545, Lot 14, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: C. J. Cammarata, for N. Y. C. Housing Authority, L. Pellerzi, Dominick Cirigliano, L. Gerviliti, Frank Lombardi and David Borgazzio.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing closed.

323-56-BZ

APPLICANT—Ivan Pinsker for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—(decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

380-56-BZ

APPLICANT—James E. Vassalotti, for Kent Towers, Inc., owner.

SUBJECT—Application May 15, 1956—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of motor vehicles.

PREMISES AFFECTED—247-249 Lexington avenue, east side, 85 ft. north of East 34th street, Block 890, Lots 23 and 66, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Wachs.

For Opposition: Herbert Bregg, Samuel Saffan, Esther Wohl and Mary Kelleher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing closed.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Opposition: Carl W. Painter, A. B. Cantor, R. C. Hollyday, Jr. and H. Bregg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 A. M. at the request of the applicant to file revised plans and a new decision of the borough superintendent; hearing previously closed.

417-56-BZ

APPLICANT—Ingram S. Carner, for Credit Realty Corp., owner (proposed lessee—Shell Oil Co.).

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service

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station, car washing (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of cars waiting to be serviced, curb cut within 75 ft. of residence and 5 ft. of the building line. PREMISES AFFECTED—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner and Sam Wonsever.
For Opposition: Alexander Raso and Charles Bozett.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing closed.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.
For Opposition: T. Albert and R. Fredericks.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for applicant to file revised plan, showing retaining wall, distance of house on lot, etc.; hearing previously closed

527-56-BZ

APPLICANT—Paul Friedman, for Daniel D. Daley, owner.

SUBJECT—Application July 26, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), parking of cars awaiting service, sale of auto accessories and minor repairs, with hand tools only, for a term of 15 years.

PREMISES AFFECTED—43-02 to 43-10 Main street, southwest corner of Cherry avenue, Block 5125, Lot 30, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.
For Opposition: Michael A. Provenzano, Seymour Kimmel, Jean Silver, Lucy Gavosto, Esther Kirschner, Nicola Morea, Francois Mossa and Edw. Hoffman, for Park Dept.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing closed; applicant to file revised plans eliminating entrance on Cherry avenue as proposed.

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann, (deceased), (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence

use district, a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman, Joseph B. Lynch and J. I. Isaacs.

For Opposition: Esther Sheinbaum, Minnie B. Adams, Eileen Speerk, Erna Miles, Mary Donnellan, Meli Ha Seb Wimmer, Jack Stillman, Herbert L. Scheibel and Victor E. Paterno.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing closed.

553-56-BZ

APPLICANT—Andrew DiCamillo, for No. 14 Corporation, owner.

SUBJECT—Application August 7, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—449-453 Degraw street, north side, 150 ft. west of Bond street, Block 416, Lots 50, 51, 53 and 152, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing closed.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—923-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Milton S. Zeiberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 11, 1956, at 10 A. M. for report from applicant as to possibility of providing an emergency exit and for decision; hearing previously closed.

576-56-BZ

APPLICANT—Henry C. Brockman, for Joseph Franzone, owner.

SUBJECT—Application August 29, 1956—(decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit partly in a residence use district and partly in a business use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry, minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service, all for a term of 15 years.

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PREMISES AFFECTED—49-05 Astoria boulevard, northeast corner of 49th street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch, Murray Stockman and J. I. Isaacs.

For Opposition: Arthur Slavin, J. Giampiccolo, Emanuel and Emily Diana, Rose Howard, I. Frare, Vivian Solimando, Mary Karcich, Conceta Comarca, Rina Bonetta, Marie Adam, Paul Dituri, Carmine DeStefano, Frank Battey, Raffaele DiFazio and Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A.M. for inspection and decision; hearing closed; applicant to correct plans and statement as to change of zone.

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application reopened February 7, 1956 as Vol.

III—re (decision of the borough superintendent) under sections 7f, 7i, 7e, 7h and 21 of the zoning resolution, to permit in a business and residence use district, the proposed erection and maintenance of a gasoline service station, office, repair shop, lubritorium, parking and storage of more than 5 motor vehicles; proposed business entrance (curb cuts) and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 7, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on September 25, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, for inspection and decision; information from the Board of Education; hearing closed; then to October 30, 1956, for further consideration by the Board; then to November 20, 1956, for Park Department to furnish plan of grass plot fenced and location of proposed entrance; and for further consideration; then to December 4, 1956, for applicant to correct his plans as to Wells Street; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Chestnut street and Conduit boulevard are in business and residence use, C area, class 1 height districts; Liberty avenue is in business and local retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 13, 1955 acting on N. B. Applic. 2123-55, reads:

"3. Proposed building and premises, partly in business and partly in a residence zone, to be used for gasoline selling station, office, repair shop, lubritorium, and day and night parking of more than 5 motor vehicles, is contrary to Article II, PP. 3 and PP. 4-a subsections 29 and 46 of the Zoning Resolution.

4. Proposed business entrances (curb cuts) and show windows within 75' of a Residence zone in a transition

from non-residential to residential zones is contrary to Art. II, PP. 7-A of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. frontage by 160 ft. 2½ in. in depth, irregular, now vacant; that it is proposed to permit the erection of a one story brick building of class 3 construction, of modern design and of size and layout as shown on plans submitted with this application and to be occupied as stated in application; and

WHEREAS, the applicant states that a portion of this property was improved with a one story brick building of class 3 construction on a plot of larger size as shown on plan marked "old condition"; that this building was granted under Cal. No. 395-29-BZ; that this entire building was demolished and a considerable portion of the plot was removed for the widening of Conduit boulevard, which is now under construction; that these premises were operated to the final day when property was vested to the authorities; that these premises were operated under certificate of occupancy No. 82803, issued June 16, 1937; that this property is now situated in a business use district, 100 ft. north of property line and the balance is in a residence use district, C area, class 1 height district; and

WHEREAS, the applicant further states that all gasoline tanks and buildings have been demolished and only a vacant plot remains; that the present owner has tried to dispose of the property but due to the triangular shape and different use zones was unable to find a buyer; that this property will have eight approved 550 gallon gasoline tanks with pump islands located as shown on plans submitted with this application; that curb cuts will be located as shown on accompanying plans; that the owner will construct a gasoline station of every modern detail and design; and

WHEREAS, the applicant states that in 1916 this plot was zoned for unrestricted use and changed by amendment dated March 28, 1924 to unrestricted use 100 ft. north of Liberty avenue into business use, and by amendment dated April 27, 1925 to a business use 100 ft. north of Liberty avenue into residence use; and

WHEREAS, the applicant contends that the portion of the old building which remained on balance of plot was an eyesore and the authorities later removed same; that this portion was a part of existing gas station; that it is proposed to erect new signs and stanchions and modern gasoline pumps, and all sidewalks for full widths on both streets, and the entire station will be fully concreted and properly drained; that a grant herein will not adversely affect the neighborhood, since this use was an established use on the portion of the plot that was removed; and

WHEREAS, the applicant states that the present owner has held title to the property since July 17, 1951 and that the assessed valuation of land is \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, h and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f, for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received January 3, 1956", 4 sheets, on condition that the premises shall be leveled substantially to the grade of Liberty avenue; that any use or structure presently on the site shall be removed; that the accessory building shall be faced with face brick on the exterior, shall have no cellar and shall be of the design and arrangement shown on such plans; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Liberty avenue; that curb cuts shall be restricted to

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three to Liberty avenue, each not over 30 ft. in width, as indicated; that on the north lot line, along the street known as Wells street or Conduit boulevard, there shall be erected a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in. with no openings therein; that a similar fence shall be erected along the rear lot line to the west, where walls of proposed accessory building do not occur; that substantial terminating posts shall be erected on such fences for stability; that the balance of the site where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that the sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the borough president; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that signs shall be restricted to permanent signs attached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of one post standard within the intersection, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line not more than 4 feet and which may be illuminated; that such fire fighting equipment shall be maintained as the fire commissioner shall direct; that under section 7i for a similar term, there may be minor repairing for adjustments with hand tools only, maintained solely within the accessory building; that under section 7h for a similar term, there may also be parking of cars, provided same are parked so as not to interfere with the servicing of the station; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

47-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Freedman, owner.

SUBJECT—Application January 25, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, car washing, minor auto repairs, office, sales, parking and storage of motor vehicles; show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, for inspection and decision; hearing closed; then to December 4, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 79th street are in business and residence use, C and D area, class 1 height districts; 18th avenue is in a business use, C and D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1956 acting on N.B. Applic. 2848-55, reads:

"1. Proposed building and premises, on a lot partly in a business and partly in a residence zone, to be used for gasoline service station, lubritorium, car washing,

office and sales, minor auto repairs and parking and storage of motor vehicles in open spaces is contrary to Article II, Section 3 and Article II, Section 4a, subsections 29 & 46 of the Zoning Resolution.

2. In a transition from non-residential to residential use district, show windows and signs within 75' of the residence zone is contrary to Art. II, Section 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. $\frac{1}{8}$ in. frontage by 98 ft. $9\frac{3}{8}$ in. in depth, now vacant; that it is proposed to secure a variance for a period of twenty years in order to erect and maintain a modern gasoline service station consisting of ten 550 gallon buried gasoline tanks and four dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 44 ft., a depth of 28 ft., and contain the conjunctive uses of lubritorium, car wash, minor auto repairs, storage, office and sales; that the open area not intended to be used for the gas station will be used for parking and storage of motor vehicles; that the entire gas station will be confined to the business portion of the lot and the small portion of $2\frac{1}{4}$ in. in the residence use district will form part of a 10 ft. wide landscaped area adjoining the easterly lot line; and

WHEREAS, the applicant states that the premises are located in a class 1 height district; that the portion of the site within 100 ft. of 18th avenue is in a business use district and class C area district and the balance of the plot is in a residence use district and a class D area district; and

WHEREAS, the applicant contends that the building as contemplated will be modern in design; that there are no other gas stations within the affected area; that there are sufficient stores within the area for public requirements and therefore it would be economically unfeasible to erect additional stores; that there will be a 2 ft. high brick wall surmounted with a 3 ft. 6 in. high steel picket fence erected along the north and east lot lines where adjoining buildings do not occur; that a similar wall will be erected along the building line of 79th street for a distance of 50 ft.; that the 10 ft. wide planted area along the easterly lot line will provide permanent additional light and ventilation to the adjoining property and a permanent buffer to the proposal; that there are to be no windows on the east wall of the accessory building so that all operations within the building will be strictly confined, with no emission of possible noise; that the proposed dispensing pumps, set not nearer than 15 ft. from the street building line, will protect pedestrian travel and keep the cars off the side walk; that the entire plot where not occupied by the accessory building will be tarvia or concrete paved; that there will be one 20 ft. curb cut on 79th street and two 30 ft. cuts on 18th avenue; that it would be legally possible for the owner to erect stores, with the attendant traffic problem that would result to the area, whereas the proposed gas station has room to park its own cars with no parking or traffic problem being presented to adjoining owners; that the premises, although vacant at this time were once developed with a one family dwelling; that in 1954 the building was in a considerable state of disrepair so that it became an unsafe building and as a result the City removed the building; that the signs and show window within 75 ft. of the residence zone on 79th street cannot materially affect the residential aspect of 79th street as the proposed building is set 41 ft. back of the 79th street building line and said show windows and signs cannot possibly be visible from the residences on 79th street; and

WHEREAS, the applicant states that the present owner has held title to the property since January 20, 1938 and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, h and A of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received January 25, 1956," 3 sheets, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets; that any use or structure on the site shall be removed; that the accessory building shall be faced with face brick on the exterior, shall have no cellar and shall be of the design and arrangement shown on such plans; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of 18th avenue; that on the lot lines to the east and north where walls of adjoining buildings do not occur, there shall be erected a brick wall at least 2 feet in height with steel picket fence above, to a total height of 5 ft. 6 inches; that planting areas shall be maintained along the rear portion of the plot, where indicated, planted with suitable material, properly protected by curbing 8 in. in height and 6 in. in width; that a similar wall shall be erected and maintained along the street building line of 79th street, where shown, for a distance of not less than 50 feet; that curb cuts shall be restricted to two on 18th avenue, each 30 ft. in width, located where shown, and one to 79th street located within the first 25 feet of the intersection; that the sidewalks and curbing abutting the site shall be repaired or reconstructed to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed 12 550 gallon approved tanks; that the balance of the premises where not occupied by planting, accessory building and pumps shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the accessory building on 18th avenue and the gasoline pumps, excluding all roof and temporary signs, but permitting the erection at the intersection of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline sold, and which may extend beyond the building line of 18th avenue not more than 4 feet; that at such intersection there shall be constructed a block of concrete not less than 12 in. high, extending for at least 5 ft. along each street line from the intersection; that under Section 7i, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under section 7h for a similar term there may be parking of cars, provided same are so parked as not to interfere with the servicing of the station; that under Section 7A, any use found not to be in accord therewith may be permitted for a similar term; and that all permits required shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application February 17, 1956—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 ft. from intersection.

PREMISES AFFECTED—110 Water street, southwest corner of Washington street, Block 37, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Arthur A. Riis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in an unrestricted use, A area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1956 acting on B.N. Applic. No. 1965-55, reads:

"1. Curb cut for a voluntary berth less than 25'-0" from any point of intersection of two streets is contrary to Sect. 19-A and Art. IV of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. front on Washington street, 244 ft. 3 in. front on Water street, 201 ft. 4 in. front on Main street and 243 ft. 10 in. on Front street (constituting the entire tax block 37), on which is located a nine story building 200 ft. front on Washington street, 125 ft. front on Water and Front streets, erected in 1913 of fireproof construction and used and occupied by many varied tenants for manufacturing and warehouse uses; that it is proposed to locate two voluntary loading and unloading berths, each 15 ft. 5 in. in width by 41 ft. in depth, on the Water street frontage, at the southwest corner of Washington and Water streets; and

WHEREAS, the applicant contends that this is one of the most heavily developed areas for manufacturing and warehouse uses in the city; that the buildings within the affected area are mostly multi-storied fireproof buildings, erected before World War I as part of the Gair Industrial buildings and Arbuckle warehouses; that the proposed voluntary loading berths could have been created at the time the building was erected, or at any time for nearly 30 years thereafter; that Water street on which frontage the curb cuts are proposed, is a one way street, running westerly; that Washington street is likewise a one way street, running southerly; that this area is away from the stream of motor vehicle and pedestrian traffic, except in conjunction with manufacturing and warehouse uses; that the proposed berths are required for efficient business operations and are in keeping with modern trends of business operations and zoning; that the location of the berths are dictated by the construction of the building—the location of a fire escape at the third bay of the building; and

WHEREAS, the applicant states that the present owner has held title to the property since March 30, 1921; that the assessed valuation of land is \$160,000 and of the building \$860,000 making a total of \$1,020,000; that the building was erected in 1913; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, subdivision j, to permit the loading and unloading berths, substantially as proposed and indicated on plans filed with this application, marked "Received February 17, 1956", 3 sheets, *on condition* that in all other respects the loading berths shall comply with all requirements therefor; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

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451-56-BZ

APPLICANT—Frederick A. Ketcher, Adolph C. Blechner, owner.

SUBJECT—Application June 26, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, a proposed frame office and plot for sale of used cars.

PREMISES AFFECTED—2040 Bruckner boulevard, south side, 290 ft. west of Olmstead avenue, Block 3683, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; laid over to December 4, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, F-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1956 acting on Alt. Applic. 586-56, reads:

"1. In a residence district the proposed 'Frame office and plot for sale of used cars' is contrary to Sect. 3, Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 79 ft. in depth, on which is located a building one story in height, 12 ft. front by 8 ft. 6 in. in depth; that it is proposed to occupy the premises for the sale of more than five used cars, and an office; that it is also proposed to level the plot, surface with cinders treated with a binder and properly rolled and enclose it with a low chain link fence; that there will be two entrances on Bruckner boulevard and one 3 ft. access gate on Houghton avenue; that a small frame building will be provided solely for the attendant; that properly controlled lighting will be installed to prevent any reflection into adjoining premises; that it is further proposed that only one neon sign will be erected facing Bruckner boulevard which will be permanently attached above the fence and will be no larger than 60 sq. ft.; and

WHEREAS, the applicant contends that the owner has held title to and has paid taxes on this plot for more than 55 years; that the loss on principal and the annual taxes of \$120 have placed a severe and increasing financial burden on the owner; that the continuous changes in street grading, widening, zoning and the accompanying changes in the character of the neighborhood have made construction of a conforming use an extremely speculative venture; that Bruckner boulevard is a main traffic artery for both automobiles and trucks; that for the past ten years there have been steady automotive non-conforming uses along Bruckner boulevard eastward from the Bronx river, to and beyond White Plains avenue; that this inexorable movement of business eastward has been all too obvious in banking circles and any possibility of a loan, for residence purposes, on land facing Bruckner boulevard between White Plains avenue and Castlehill avenue is considered too speculative; that there has been no new construction of apartment houses or homes facing Bruckner boulevard between White Plains avenue and Castlehill avenue; that the owner has not been able to develop this plot for any conforming use which would be economically sound and until such time as neighborhood factors will change, the granting of this applica-

tion for temporary use would permit the owner to make a reasonable use of his property without adversely affecting anyone; and

WHEREAS, the applicant states that the present owner has held title to the property since February 2, 1901 and that the assessed valuation of land is \$3,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 586/56, Objection No. 1, be and it hereby is affirmed and that the application be and it hereby is denied.

457-56-BZ

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Jacob Blei and Kate Trachtman, owners.

SUBJECT—Application June 7, 1956—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district, the proposed parking of motor vehicles, accessory and consumer parking, accessory loading and unloading in conjunction with adjoining factory.

PREMISES AFFECTED—152-154 India street, south side, 150 ft. east of Manhattan avenue, Block 2541, Lots 12 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Samuel Gardstein and William Trachtman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; India street is in business and residence use, C area, class 1 height districts; Manhattan avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1956 acting on Alt. Applic. 1433-56, reads:

"1. Proposed parking of motor vehicles and accessory employee and customer parking and also accessory loading & unloading in conjunction with adjoining factory at 148 India St. (same corner) in a residential district is contrary to Art. 2 Sect. 3 of Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, now vacant, and used for loading and unloading in conjunction with adjoining factory; that the premises are being used and occupied with a certificate of occupancy; that there are two existing curb cuts 16 ft. and 11 ft. 6 in. from the subject premises out to India street, for which there are no records; and

WHEREAS, the applicant states that certificate of occupancy No. 118282 was issued on August 21, 1947 after completion of work under Alt. Applic. 5101-46 affecting the

MINUTES

adjoining building, 148 India street, as follows: basement—manufacture of trunks, suitcase shoos—3 persons; first floor, lumber trim manufacture—5 persons; second floor, manufacture of chairs—10 persons; that this certificate of occupancy was issued while the premises was in a residence use district as a legal prior existing non-conforming use; that the zoning objection raised by the building department examiner was reconsidered by the borough superintendent because of his satisfaction as to evidence which showed a continuity of substantially similar uses since 1893; that the adjoining building has a loading door along its side lot line adjoining the subject premises; that the physical appearance of this opening indicates that it has been in existence and in use prior to July 25, 1916 and therefore the loading and unloading use of the subject premises constitutes a legal non-conforming use; and

WHEREAS, the applicant contends that the subject premises have been used for accessory customer and employee parking for many years; that no records are available to determine conclusively that this use was also established prior to 1916; that the neighborhood was developed prior to 1900 and before the advent of the automobile and therefore there is an absence of garages and adequate parking facilities; that alternate street parking regulations on this block creates an urgent need for parking facilities; that adjoining lot 14 in block 2541 is developed with two 2-family frame dwellings without any side lot line windows and the lot abutting to the south in block 2541, lot 54, is developed with two 2-family dwellings without a rear yard and without any windows on the rear lot line; that the proposed uses cannot adversely affect this area because it has existed substantially as proposed since the development of the neighborhood; that the premises cannot economically be developed with any conforming use in that there is no demand for new residences in this area; that it is proposed to use the premises principally as an accessory parking lot for customers and employees; that overnight parking will be limited to non-transients on a monthly basis and will be a service to residents in the community; and

WHEREAS, the applicant states that the present owner has held title to the property since September 18, 1952 and that the assessed valuation of land is \$5,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and 7h, for a term of five years, to permit the premises to be occupied for the loading and unloading of material manufactured in the adjoining building on lot 10, and for parking and storage of motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received June 7, 1956", 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of abutting streets, and shall be graded with steam cinders or clean gravel, treated with a binder and properly rolled; that there shall be erected on interior lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, with no openings therein except two for exit and entrance, which shall be fitted with gates which shall be kept closed when the parking lot and unloading or loading are not in operation; that the existing curb cuts may be continued provided there are licenses therefor; that during the term of this variance, the premises shall be used for no other uses than those herein permitted and no building shall be erected thereon; that no signs shall be erected except one attached to the fence near the entrance, advertising the parking and storage use and such other information as the commissioner of licenses may require; that such sign shall not be illuminated or extend beyond the building line and shall not exceed 15 sq. ft. in area; that such portable fire-fighting appliances

shall be maintained as the fire commissioner shall direct; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

473-56-BZ

APPLICANT—Fred E. Hertan, for Robert Figari, owner (GLM Realty Corp., lessee and Dan's Supreme Super Market, Inc., sub-lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—138-37 to 138-49 Queens boulevard, northeast corner, of 86th avenue, Block 9649, Lot 17, Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: Fred E. Hertan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 86th avenue are in business and residence use, C area, class 1½ height districts; Queens boulevard is in a business use, C area, class 1½ height district; 139th street is in a residence use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1956 acting on Alt. Applic. 701-56, reads:

"1. A parking lot in a business district extending into a residence district is contrary to Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101.07 ft. frontage by 133.01 ft. in depth, irregular, partly occupied by a one story brick building housing six stores and four dwelling units as follows: candy and stationery store, in the rear of which there are three rooms occupied as a dwelling; grocery store, in the rear of which there are two rooms occupied as a dwelling; chinese laundry; liquor store, in the rear of which there are three rooms occupied as a dwelling; grocery store, in the rear of which there are three rooms occupied as a dwelling; bar and grill; and

WHEREAS, the applicant states that the building on the plot extends 70 ft. deep from Queens boulevard; that the remaining 63.01 ft. is an open, vacant yard; that directly to the north of the site and adjoining it, is a plot block 9649, lot 29, partly occupied by a supermarket; that in the rear of this supermarket on said block 9649, lot 29, is a parking area presently used by patrons and employees of the supermarket; that this parking area is adjacent to and abuts the open, vacant area of the site under consideration; that this application is made for leave to use the open, vacant area directly behind the stores in the rear of the site in conjunction with and under the same control as the existing and presently used parking area in the rear of the plot, block 9649, lot 29, directly to the north and adjacent to it; and

WHEREAS, the applicant states that the existing use regulations of the site under consideration are business and residence; that 30 ft. of the depth of this vacant area is zoned for business use and the remainder and rearmost

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33.01 ft., fronting on 139th street and 86th avenue, is zoned for residential use; that it is proposed to properly surface and grade the parking area and that a chain link type fence be installed along the side and rear lot lines along 86th avenue and along 139th street; that this fence will continue and match the fence now existing along the rear lot line of the aforementioned adjoining parking area to the north, now existing and in use; that a curb cut to allow an additional entrance to the proposed parking area is proposed on 86th avenue; and

WHEREAS, the applicant contends that this vacant area of the site in question presently serves as an unsightly dumping ground and as such, it is useless, has no value and serves no purpose; that it is a detriment to the community and has become an unnecessary hardship to the owner and lessee; that a grant of a variance to permit the proposed use in conjunction with and under the same control as the existing parking area adjacent to it, would be of great benefit to the community as a whole and would in no way interfere with the character of the neighborhood or the harmony and general purpose and intent of the zoning resolutions; that there is a severe off-street parking space shortage in this shopping district, thereby causing crowded street parking and traffic hazard; that the proposed use would greatly alleviate and ameliorate this condition, with the consequent benefit to the shoppers, the shop owners and the community; that there is a genuine need for the use proposed; and

WHEREAS, the applicant states that the present owner has held title to the property since January 29, 1952; that the assessed valuation of land is \$56,500 and of the building \$28,500 making a total of \$85,000; that the building was erected in 1940; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of five years, to permit on portion of the plot where unbuilt upon, parking and storage of motor vehicles in conjunction with a similar use on the adjoining lot, No. 29, under other ownership, as proposed and indicated on plans filed with this application, marked "Received July 6, 1956", 3 sheets; *on condition* that there shall be erected on the rear and side exterior lot lines, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings therein except one to lot 29 adjoining and one to 86th avenue, each not over 20 ft. in width, which shall be fitted with gates which shall be kept open only when the adjoining stores are in operation; that no parking shall be permitted on that portion of the plot required as a rear yard for the six stores facing Queens boulevard and with due regard for the four apartments in the rear of such store buildings; that the plot shall be leveled substantially to the grades of abutting streets, and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that signs shall be restricted to one sign attached to the fence at the entrance on 86th avenue, advertising the parking and storage use, the rates charged and such other information as the commissioner of licenses may require; that such sign shall not exceed 15 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; that during the term of this variance the area proposed for parking shall be occupied for no other purpose; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

Adjourned: 1:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 1956. 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

683-38-SA—Vol. IV

APPLICANT—Surface Combustion Corp., owner.

SUBJECT—Application for consideration—reopened June 5, 1956 for amendment to resolution as to additional models of gas-fired unit heaters; Models UCS 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55 re Janitrol Gas-fired Unit Heaters, Series, UBS-94 and DUCT-94, Models UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94, Janitrol Gas-fired Units, Series UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

APPEARANCES—

For Applicant: Frederick T. Heed.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 683-38-SA Vol. IV

Subject: Amendment to resolution as to additional models of gas-fired unit heaters; Model Series UCS 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55.

Surface Combustion Corp. requested by letter dated May 21, 1956 that the resolution adopted September 20, 1938 and amended at various times through September 12, 1950 be amended so as to include additional models of gas-fired unit heaters; Series UCS 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55, and 225-55. The application was reopened by a vote of the Board June 5, 1956 under Cal. No. 683-38-SA Vol. IV.

Description

The UCS Series are similar to the UBS-94 Series, approved by the Board September 12, 1950 under Cal. 683-38-SA Vol. III. The only change being in the external appearance as there has been a change in the fan guard enclosure.

Recommendation

The Committee on Test recommends that the resolution adopted September 20, 1938 and amended September 12, 1950 be amended so as to include the UCS Series, Models 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55 on condition that the requirements of the resolution adopted September 20, 1938 are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of September 20, 1938 through September 12, 1950 in accordance with the above report.

78-53-SM

APPLICANT—Per Alex of New Jersey, Inc., owner.

SUBJECT—Application for consideration—reopened September 13, 1955 for amendment to resolution as to exten-

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sion of use of Per Alex Insulated Roof Systems—re Per Alex Insulated Roof System; previously approved.

APPEARANCES—

For Applicant: E. J. Hoops.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 78-53-SM

Subject: Amendment to resolution as to extension of use of Per Alex Insulated Roof Systems.

Per Alex of New Jersey, Inc. requested by letter dated July 15, 1955 that the resolution adopted May 24, 1955 under Cal. No. 78-53-SM be amended so as to extend the use of Per Alex Insulated Roof Systems. The application was reopened by a vote of the Board September 13, 1955.

Purpose

The material is an incombustible poured in place roof construction.

Description

The Per Alex Insulated Roof System of roof construction consisting of Buffalo Steel No. 214 sub purlins welded to the main purlins or joists on a maximum of 2'-8" centers with Steeltex Lath clipped to the subpurlins and a 0'-2½" perlite concrete slab. An alternate method is to use HiRib metal lath, clipped to the subpurlins instead of the Steeltex Lath.

The perlite concrete is of a design mix of 1 bag of approved HiEarly cement, 1½ bags of PerAlex (approved under Cal. No. 595-52-SM) (4 cu. ft. per bag) so that mix is basically a 1:6 mix by volume, 8 oz. of PerAmix (air intraining agent) and 11½ gallons of water.

Inspection and Test

Slabs were load tested at the applicant's plant in the presence of Asst. Engr. J. A. Darts Committee on Test and E. Hoops representing the applicant.

The tests were conducted in accordance with the requirements of C26-626.0 Administrative Building Code.

The 214 bulb tees were welded to the main supports on 2'-8" centers and the Steeltex lath was clipped to the tees, a perlite concrete of a mix as herein described was poured on top of the lath to a depth of 0'-2½". The second test sample was similar to the first except that HiRib Lath was used instead of the Steeltex lath, but in all other respects the test samples were similar.

Results of test.

1 and 2.

Area under test—10⅔ sq. ft.

Load in lbs. end or simple spans—2200 lbs

Load in lbs. center span —3300 lbs

Load in lbs./sq.ft. end span —2200—10.6—207 lbs./sq.ft.

Load in lbs/sq.ft. center span —3300—10.6—310 lbs/sq.ft.

Safe carrying capacity per C26-626.0 Administrative Building Code

End Span—207—4 = 52 lbs/sq.ft.

Center Span—310—6 = 52 lbs/sq.ft.

The test loading was discontinued at these loads (2200 lbs. and 3300 lbs.) and there was no sign of failure.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the resolution adopted May 24, 1955 under Cal. No. 78-53-SM be amended so as to permit the material Per Alex Insulated Roof System as herein described, to be used as a roof system under the provisions of C26-618.0 and C26-619.0.b Administrative Building Code for loads (live and dead) not to exceed 52 lbs/sq.ft. when

the tees are spaced not more than 2'-8" on centers on condition that in all other respects the requirements of the resolution adopted May 24, 1955 under Cal. No. 78-53-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of May 24, 1955 in accordance with the above report.

502-53-SM

APPLICANT—W. A. Burnham, for Smith and Kanzler Spraybest, Inc., owner.

SUBJECT—Application June 12, 1953—Spraybest Retardent Steel Floor and Beam, approval of.

APPEARANCES—

For Applicant: Leo H. Greenspan.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 502-53-SM

Subject: Spraybest Retardent Steel Floor and Beam.

Smith & Kanzler Corp., Linden, New Jersey filed June 12, 1953 an application with the Board of Standards and Appeals for approval of the material known as Spraybest, now known as Spray Craft under the provisions of C26-590 and C26-596.0 through C26-599.0 Administrative Building Code.

Purpose

The material is to be used as a fire retardent for floor and ceiling construction.

Description

The material Spraybest is a mixture of mineral wool, asbestos and cement, the proportions of which are of a proprietary nature and are on file with the Board.

The material is air blown from a water spray head onto the surfaces to be coated. The surfaces onto which the fibers are blown are prepared, prior to blowing, by spraying them with an adhesive, which is a latex base synthetic resinous alkydester which is water soluble.

Inspection and Test

The material was tested, as part of a complete floor and ceiling construction in accordance with the requirements of C26-588.0 through C26-590 and C26-596 through C26-599.0 Administrative Building Code at the Underwriters Laboratory.

Test Structure:

The test sample consisted of a 12 inch 27 lbs. I beam, cellular floor units identified as manufactured by the H. H. Robertson Company, Pittsburgh, Pa., concrete top flooring and Spraybest.

The cellular floor units were laid on the I beams with a bearing on the beams of 1½ inches and were secured to the beams by means of tack welds spaced 12 inches on center. The top of the units were covered with concrete, to a depth of 2½ inches above the top plane of the floor units, having a strength of 3200 psi.

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The ceiling and beam were prepared for application of the fibers with a thin spraycoat of adhesive mixed with water in the proportions by weight of one part of adhesive to three parts water. The fiber was then sprayed on the ceiling and beam surface before the adhesive dried, from a nozzle which wetted the fibers with water. The fibers are applied in layers and tamped, sprayed lightly with water, sprayed again until the desired thickness is reached. The finished thickness of the material was found to be $3\frac{1}{8}$ inches on the beam and $1\frac{1}{2}$ inches on the ceiling as measured from the bottom plane of the floor units.

The total load, live and dead, applied to the assembly during test was 142.5 lbs. per sq. ft.

The test was discontinued at 4 hours and 5 minutes at which time the temperature of the floor was 228°F which was 93°F below the temperature of 321°F and the temperature on the steel beam was 674°F which was 326°F below the limiting temperature of 1000°F . The assembly also successfully met the requirements of the hose stream test.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Spraybest and/or Spraycraft for use in New York City under C26-239.0 Administrative Building Code as a fire protection on condition that the construction is as follows:

H. H. Robertson cellular steel floors finished with $2\frac{1}{2}$ inches of 3200 psi concrete on top and finished on the ceiling side with not less than $1\frac{1}{2}$ inches of Spraybest and/or Spraycraft applied directly to the ceiling side of the floor units. When the material is to be used as a protection for steel beams, the material shall be applied in thickness not less than $3\frac{1}{8}$ inches from the face of the beam and flanges.

The Committee further recommends that all installation shall be under the supervision of the applicant or his licensed applicators.

The Committee further recommends that due to the texture of the material, it shall not be installed any closer than 7'-0" from the floor and further each bag of the material shall be stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 502-53-SM," and further that all plans submitted to the Department of Buildings showing the proposed use of this construction shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

568-55-SA

APPLICANT—Heintz Manufacturing Co., owner.

SUBJECT—Application June 24, 1955—Coca-Cola Product Tank (carrying Pre-Mix for vending machines, for Coca-Cola), approval of.

APPEARANCES—

For Applicant: Harry Malter.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 568-55-SA.

Subject: Product Tank for Coca-Cola.

Heintz Manufacturing Co. Philadelphia, Pa. filed June 24, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as the Product Tank for Coca Cola under the provisions C-19-90.0 Administrative Code.

Purpose

The appliance is designed for transporting premixed Coca Cola to the locations where the Coca Cola is dispensed.

Description

The appliance is a tank constructed in accordance with the A.S.M.E. requirements for unfired pressure vessels. The tank is 0'-9" out side diameter by $1'-10\frac{3}{8}"$ over all height and contains $43\frac{1}{4}$ gallons of premixed Coca Cola. The tank heads and shell are made of Type 304 18-8 stainless steel in 20 gauge metal (0.035 inches). The cover plate is of 14 gauge (0.083). The tank is provided with fittings for gas and liquid lines, dip tube and a bottom sump for complete drainage.

When the machine is delivered to the location it is connected to a standard carbon dioxide dispenser, equipped with a relief valve set at 125 p.s.i.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts Committee on Test. The appliance is subjected to a hydrostatic test of 300 lbs. per sq. inch.

Recommendation

On the basis of the inspection and test the Committee on Test recommends the approval of the appliance known as Product Tank for Coca Cola for use in New York City under the provisions of C19-90.0 Administrative Code on condition that the tank bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 568-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1040-55-SA

APPLICANT—Charles M. Spindler, for Washex Machinery Corp., owner.

SUBJECT—Application December 31, 1955—Washex Combination Washer-Extractor Models P-65 and P-100 (for dry cleaning units using solvent with flashpoint above 100°), approval of.

APPEARANCES—

For Applicant: Robert W. Artus.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. No. 1040-55-SA.

Subject: Washex Combination Washer-Extractor Models P-65 & P-100 (dry cleaning equipment using solvent having flash point above 100°F.)

Charles M. Spindler for Washex Machine Corp. filed December 31, 1955, an application with the Board of Standards and Appeals of the Washex Combination Washer-Extractor Models P-65 and P-100 under the provisions of Article 13 Chapter 19 Administrative Code and the Dry Cleaning Rules of the Board.

Purpose

The appliance is a dry cleaning appliance using solvent having a flash point above 100°F.

Description

1. The appliance is a combination washer and extractor and in the dry cleaning industry. The unit consists of the washing and extractor cylinder, solvent tanks, pumps and control valves and piping.

2. The machine consists of a rotating steel cylinder 42 inches in diameter by 20 inches long for the Model P-65 and 46 inches in diameter by 24 inches long for the Model P-100 when Stoddard Solvent is used and 46 inches in diameter by 22 inches long when the Model P-100 is used with solvent having a 140°F flash.

3. The tank size for the P-65 is two compartments holding 165 gallons of solvent each and for the P-100, two compartments holding 225 gallons of solvent each.

4. The following safety devices are incorporated in the design of the machine. A safety switch interlocked into the door so that the machine cannot start unless the door is properly closed. A static eliminator to ground any generated static electricity.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts and G. F. Sklenarik Committee on Test and C. M. Spindler representing the applicant. The equipment operated as designed. The physical dimensions of the baskets were checked in order to evaluate the load capacity on the basis of 2.8 lbs. of dry wash per cu. ft. of basket.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Washex Combination Washer-Extractor Model P-65 on having a capacity of 45 lbs. of dry wash when the solvent used has a flash point of 140°F shall be installed in accordance with the Dry Cleaning Rules of the Board, the Committee further recommends that the P-65 having a capacity of 45 lbs. of dry wash and the P-100 having a capacity of 65 lbs. of dry wash when the solvent used is a Stoddard solvent shall be installed in accordance with the requirements of Article 13 Chapter 19 Administrative Code.

The Committee further recommends that all motors, switches, controls, etc. shall be underwriters approved explosion proof equipment and that each machine bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City, under Cal. No. 1040-55-SA.", and further that all electric connections shall comply with the requirements of the Electrical Code of the City of New York.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

173-56-SM

APPLICANT—George Romano, d/b/a Veterans Tank and Welding Co., owner.

SUBJECT—Application February 14, 1956—Veterans Tank and Welding Co., 550 Gallon Gasoline Tank, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 173-56-SM

Subject: Veterans Tank and Welding Company, 550 Gallon Gasoline tank.

Veterans Tank and Welding Company, New York City filed February 14, 1956 an application with the Board of Standards and Appeals for approval of a 550 Gallon Gasoline Storage Tank under the provisions of Section C-19-69.C of the Administrative Code.

Purpose

A storage tank for gasoline.

Description

This 550 Gallon Gasoline Tank is made of hot rolled steel. It is cylindrical, 42 inches in diameter and 7 ft. 2 in. in length. The end heads are dished outward and all seams are welded.

Head thickness is $\frac{5}{8}$ inch, shell thickness is $\frac{1}{4}$ inch. Five openings are provided to receive piping, 2-3½ inch, 2-3 inch and 1-2 inch.

The finished tank is coated with red lead and then with an asphaltum paint.

Inspection and Test

A sample tank was inspected at the premises of the applicant, 126-30 37th Avenue, Corona. Present at the test were Asst. Engr. G. F. Sklenarik, Committee on Test and Mr. G. Romano the applicant.

The tank successfully withstood a hydrostatic pressure test of 115 lbs. per sq. inch for 20 minutes without leakage or distortion.

Recommendation

On the basis of the test and the data submitted, the Committee on Test recommends the approval of the Veterans Tank and Welding Company, 550 Gallon Gasoline Storage Tank under the provisions of C-19-69.C Administrative Code provided each tank will bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 173-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

174-56-SM

APPLICANT—George Romano, d/b/a Veterans Tank and Welding Co., owner.

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SUBJECT—Application February 14, 1956—Veterans Tank and Welding Co., 275 Gallon Fuel Oil Tank, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 174-56-SM

Subject: Veterans Tank and Welding Company, 275 Gallon Fuel Oil Tank.

Veterans Tank and Welding Company, Corona, New York filed February 14, 1956 an application with the Board of Standards and Appeals for approval of their 275 gallon fuel oil storage tank under the provisions of the Oil Burner Rules of the Board.

Purpose

A storage tank for fuel oil.

Description

A steel tank made with flat heads, obround top and flat bottom mounted on four pipe legs.

The bottom of the tank is made of $\frac{3}{8}$ inch plate with a 3 inch flange on each side. The end heads are also made of $\frac{3}{8}$ inch plate. The shell of the tank is of 10 ga. steel.

The end heads are tied together by means of a 2 x 2 x $\frac{1}{4}$ angle.

The tank is provided with 4-2 inch fittings in the top to receive piping and in addition there is a $\frac{1}{2}$ inch opening in an end head for gravity discharge and a $\frac{1}{2}$ inch opening in the bottom for clean out.

Inspection and Test

A sample tank was inspected and tested at the premises of the applicant. Present were Asst. Engr. G. F. Sklenarik, Committee on Test and Mr. G. Romano, owner of the Veterans Tank and Welding Company.

The tank was subject to a hydrostatic pressure test of 100 lbs. per sq. inch. There was some distortion but the tank did not rupture.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval for use in New York City of the Veterans Tank and Welding Company, 275 Gallon Fuel Oil Storage Tank under the provisions of the Oil Burner Rules provided each tank will bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 174-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

328-56-SM

APPLICANT—E. I. duPont de Nemours and Co., owner.
SUBJECT—Application April 13, 1956—Fabrilit (wall covering), Types V-180, V-190, V-193, V-200, V-9328, V-9338, V-6028, V-6200 and V-6040, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 328-56-SM

Subject: Fabrilit V-180, V-190, V-193, V-200, V-9328, V-9338, V-6028, V-6200, V-6040 (wall covering).

E. I. Du Pont De Nemours and Company of Newburgh, New York filed April 13, 1955 an application with the Board of Standards and Appeals for approval of the material known as Fabrilit V-180, V-190, V-193, V-200, V-9328, V-9338, V-6028, V-6200, V-6040 under the provisions of C26-667.0 Administrative Building Code.

Purpose

The material is to be used as a wall covering.

Description

The material is a vinyl coated cotton drill, sateen or sheeting and is finished in different type surfaces, namely, plain, embossed, weave, etc. (purely for decorative effect).

Inspection and Test

The material was inspected by Asst. Engr. J. A. Darts Committee on Test and on gauging was found to be less than 1/20th of an inch in thickness.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Fabrilit V-180, V-190, V-193, V-200, V-9328, V-9338, V-6028, V-6200 and V-6040 for use as a veneering material under the provisions of C26-667.0.b Administrative Building Code on condition that each container or wrapper in which the material is shipped shall be stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 328-56-SM."

The Committee further recommends that these materials shall not be installed in public halls of Multiple Dwellings as prohibited under Section 101, 142, 146, 148 and 149 of the Multiple Dwelling Law.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

371-56-SA

APPLICANT—Murray H. Steckel, for Monarch Laundry Machinery Corp., owner.

SUBJECT—Application May 14, 1956—Monarch Hi-Lo Washer, Model HL, approval of.

APPEARANCES—

For Applicant: Murray H. Steckel.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 371-56-SA

Subject: Monarch Hi-Lo Washer Model HL.

Murray H. Steckel for Monarch Laundry Machine Corp. filed May 14, 1956 an application with the Board of Standards and Appeals for approval of the Monarch Hi-Lo Washers Model HL under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is a semi-automatic clothes washing machine.

Description

The washer is a semi-automatic machine consisting of three compartments, two of which contain agitators for washing and the other containing an extractor for rinsing—extracting operations. The machine weighs approximately 500 lbs and is 65 inches long by 28 inches deep and 42 inches high. The machine utilizes three electric motors in its operation. The machine is equipped with three rubber hoses (two braid heavy duty), two for cold and one for hot water connection, and all three hoses are equipped with female brass connections with gaskets to fit standard hose connections or faucets. One hot and cold hose are for the purpose of supplying the washing compartments with hot and cold water and the other cold water supply hose is for supplying cold water for spray rinsing in the extractor compartment. The hoses supply water to two center fixture faucets, placed similarly to a center fixture faucet on a sink. There is an air gap of approximately four inches between the faucet nozzle and the rim of wash compartment. The two wash compartments are provided with one inch drain valves designed for one inch discharge hoses for connection to the sewer line. The extractor compartment has a one and one quarter inch discharge outlet and has no means for closing the discharge and the drain is continually open. An over flow is provided between the wash compartment and the extractor compartment.

A safety latch is provided for the extractor compartment and is so arranged that the brake mechanism must be fully applied before the extractor lid is released. An electrical switch mechanism is provided on the brake pedal to cut the power supply to the extractor drive motor in the event that brake is applied while extractor is in operation.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test and the air gap in the wash compartments was noted.

Recommendation

On the basis of the foregoing inspection, the Committee on Test recommends the approval of the Monarch Hi-Lo Washer Model HL (clothes washing machine), as meeting the requirements of Rule 2 of the Submerged Inlet Rules, and as meeting the requirements of C26-1277.0.h, when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. Per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop requirements:

Water line diameter 2½ inches to 4 inches slop sink

3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 371-56-SA", and that all installations in batteries be submitted to the Department of Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

The Committee further recommends that an approved vacuum breaker and check valve be installed on the water supply line, feeding the extractor compartment, in accordance with the Submerged Inlet Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

386-56-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application March 8, 1956—Gilbarco Commercial Fleet Remote Control Gasoline Dispensers, Models CFPRCE-6 and CFPRCE-7, approval of.

APPEARANCES—

For Applicant: William Keay.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 386-56-SA

Subject: Gilbarco Commercial Fleet Remote Control Gasoline Dispensers, Models CFPRCE-6 and CFPRCE-7.

Gilbert and Barker Mfg. Co., West Springfield, Mass., filed March 8, 1956 an application with the Board of Standards and Appeals for approval of Gilbarco Commercial Fleet Remote Control Gasoline Dispensers, models CFPRCE-6 and CFPRCE-7 under the provisions of section C-19-69.C Administrative Code.

Purpose

For dispensing gasoline to automotive vehicles.

Description

The model CFPRCE-6 is built for remote control operation with the motor, pump unit, air separator and air separator pump removed. Air separation takes place at the

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remote pumping unit, which pumps the product to the model CFPRCE-6 installed on an island. Delivery of product to the nozzle is accomplished by means of an operating handle on the side of the dispenser, which is used to start and stop the remote pump unit motor. The handle is also connected to a feed line valve (Underwriters' valve) operated by a rod which opens and closes the valve in sequence with the start and stop of the remote pump unit motor.

The operating handle and switch rod assembly are also interlocked with an interlock mechanism so that after a delivery has been made and the handle is turned to the "off" position, a second delivery cannot be made until the register numerals have been set back to zero.

The feed line valve (Underwriters' valve) is equipped with a built-in relief device which prevents excessive pressure in the visigauge, meter and hose caused by expansion of gasoline during hot weather. The feed line valve also prevents pressure in the hose of other dispensers connected to the same supply line and not in operation while dispensing gasoline from the dispensers connected to the same discharge line and which are in operation.

The dispenser is also equipped with a combination strainer-check valve with a built in relief set at 35 p.s.i. to prevent excessive pressure in the system. This valve is located at the line connection at the base of the dispenser.

The model CFPRCE-6 is equipped with an external standard 3/4 in. hose which extends from the discharge outlet connection 12 feet to the nozzle tip. Hose valve is manually controlled and the maximum flow is 15 gallons per minute. This model is also equipped with a zero start ticket printer and register and an interlock mechanism.

The model CFPRCE-7 remote control dispenser is identical to the model CFPRCE-6 in outward appearance as well as interior construction with the exception that it delivers up to 22 gal. per min. and it is equipped with a 1 in. external hose.

The model CFPRCE-7 is also equipped with an accumulative printer and register and an interlock mechanism.

Inspection and Test

These dispensers were inspected at the plant of the applicant at West Springfield, Mass. and found to operate as designed. Present at the test were Asst. Engr. G. F. Sklenarik, Committee on Test, Mr. William Keay and others representing the applicant.

The appliances are listed by the Underwriters' Laboratories under file MH 1941.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gilbarco Commercial Fleet Remote Control Gasoline Dispensers, Models CFPRCE-6 and CFPRCE-7 for use in New York City under the provisions of C-19-69.c Administrative Code, on condition that all electrical work will be in accordance with the Electrical Code of the City of New York and that each appliance will bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 386-56-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

881-50-SM

APPLICANT—Seaporcel Metal Inc., owner-manufacturer.

SUBJECT—Application August 31, 1950—Seaporcel (building veneer), approval of.

APPEARANCES—

For Applicant: Fred Burmeister.

ACTION OF BOARD—Taken off list for revised report; date to be set.

434-55-A

APPLICANT—Nathan R. Ginsburg, for Yale Management Corp., owner.

SUBJECT—Application May 31, 1955—Appeal from a decision of the borough superintendent—re egress, etc.

PREMISES AFFECTED—133 West 24th street, north side, 400 ft. west of Avenue of The Americas (6th), Block 800, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan R. Ginsburg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 3, 1955, on Alt. App. 382/55, reads:

"1. Two lawful means of egress are required from each floor area, including cellar, as per Sec. 271 of Labor Law. Fire escape not acceptable as a means of egress on a building more than five stories in height under Sec. 271 of labor law as amended 7-1-47."

and

WHEREAS, the applicant states the building is seven stories, 77 ft. in height, by 112 ft. 4 in. in depth at first floor, 105 ft. in depth at second floor, of class 3 construction, erected 1903, located on a lot 25 ft. front by 116 ft. 4 in. in depth, now in a manufacturing use, B area, class 2 height district, and used and occupied since 1903: cellar—boiler room and storage, one person; 1st floor—store and show-room, 2 persons; 2nd floor—manufacturing baby hats, 12 persons; 3rd floor—jobber of glass bottles, 2 persons; 4th floor—storage of knit products, 5 persons; 5th floor—manufacturing (textile cutting) 5 persons; 6th floor—manufacturing knit products, 4 persons; 7th floor—lace dyeing, 4 persons. The building is provided with an interior fire alarm system, monthly fire drills are not maintained; there is one interior 42 in. wide wood stairs with sheet metal soffit; stair enclosure consists of metal lath and plaster on both sides of wood studs; stair doors are metal clad self-closing; stairhall leads direct to street and to roof bulkhead; in addition, there is one fire escape on the rear extending to yard by stair with egress to street through adjoining premises; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation 4175 was issued January 5, 1955, for not having two legal means of exits from all floors including cellar as per Section 271 of the Labor Law as amended July 1, 1947, and for installing floor drains on the 7th floor without a permit therefor, and Violation 6021-53 was issued for installing concrete slab and floor drains on the 7th floor without filing plans and obtaining a permit therefor; and

WHEREAS, the applicant states the building has been in use as a factory since prior to the enactment of the Labor Law amendment requiring a second stair in a building over five stories in height; and

WHEREAS, the applicant contends that as the building is only 25 ft. in width it would be economically unfeasible to construct a second stair; that, in addition, the emergency rent laws which preclude the eviction of existing tenants to obtain space to construct such a stairway and it is therefore requested that the Board permit the continued use of the building as a factory building with existing exits on condition that the occupancy be limited to capacity of the

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primary means of egress without any credit for the fire escapes; and

WHEREAS, the applicant states there will be no manufacturing in the cellar, which will be used as a boiler room and storage only, in conjunction with the first floor.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 382/55, Objection No. One and that the appeal be and it hereby is *granted*, to permit as a second means of exit the existing fire escape on the rear leading to the rear yard of the building at 134 West 25th street from which unimpeded means of exit shall be available to the street; that the exits from the cellar may be as provided and as shown and indicated on plans filed with this appeal marked "Received May 31, 1955" (2 sheets), including door which shall be made to swing outwardly to the light court to the west from which access may be had to a fire escape of the adjoining building and through to the street; that no factory work shall be carried on in the cellar; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that the interior fire alarm system and monthly fire drills shall be maintained.

754-55-A

APPLICANT—Norman Lederer and Leonard Joseph, for Thorman Baum and Co., Inc., owner (Waterfront Commission of New York Harbor, lessee).

SUBJECT—Application September 23, 1955—Appeal from a decision of the borough superintendent—re stair capacity.

PREMISES AFFECTED—345-349 West 14th street, north side, 108 ft. east of 9th avenue, Block 738, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated September 6, 1955, on Alt. App. 1219/55 reads:

"1. Proposed number of persons on 3rd floor (300) exceeds stair capacity contrary to C26-292.0 Admin. Code."

and

WHEREAS, the applicant states the building is 3 stories, 32 ft. in height, 75 ft. front by 103 ft. 3 in. in depth at first floor, 75 ft. by 90 ft. at typical floor, Class 3 construction, erected in 1923, on a lot 75 ft. front by 103 ft. 3 in. in an unrestricted use, B area, Class 1½ height district; used and occupied since 1953: cellar—boiler room and storage; 1st floor—wholesale produce market, 14 persons; 2nd floor—office and storage, 12 persons; 3d floor—employment information office of Waterfront Commission of N. Y. Harbor, 122 persons, for which Certificate of Occupancy #44379 was issued July 18, 1955, against Alt. App. 339/55. No change in use or occupancy is now proposed except for the third floor where the occupancy will be changed to 300 persons. The building is provided with two 3 ft. 8 in. wide steel stairs, enclosed in terra cotta blocks, equipped with steel, self-closing doors; stairhalls lead direct to street; one is provided with ladder and scuttle to roof and the other with a bulkhead to the roof; and

WHEREAS, the applicant states the purpose of this appeal is to secure permission to increase the number of occupants

to 300 on the third floor; that the premises are used by the Waterfront Commissioner as an employment information office where men who work on the docks report for assignment to their jobs; that there are two steel stairs each 3 ft. 8 in. wide with cement treads and platforms, both leading directly from 1st floor to street; that in the normal activities of the Commission, the workers call at the office for a few moments to receive assignments and depart; that as many as 300 men together may report at one time but such group remains just for a brief period in the morning and for the balance of the day the 3rd floor is virtually unoccupied except for an office force of five persons; and

WHEREAS, the applicant contends that in view of the conditions under which the third floor is occupied, it is requested the decision of the borough superintendent be modified so as to permit the occupancy of 300 persons in lieu of 240 now permitted by the Code, due to a recent amendment.

Resolved, that the decision of the borough superintendent, dated September 6, 1955, acting on Alt. App. 1219/55, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the number of persons to be not over three hundred (300) on the third floor *on condition* that all stairs shall be carried to the roof as indicated on plans filed with this appeal marked "Received September 23, 1955" (5 sheets), as amended by plans marked "Received November 8, 1955" (3 sheets), and further amended by revised plans marked "Received November 30, 1956" (3 sheets), *on condition* that access shall be maintained from the roof easterly to the roof of the three story portion of the adjoining four story dwelling from which access to the street is provided by means of existing Multiple Dwelling Law fire escape; and to require a ladder on the roof of the building for use to permit exit to the existing roof to the west; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

324-56-A

APPLICANT—Lionel K. Levy, for Anilico Realty Corp., owner.

SUBJECT—Application April 18, 1956—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—150-154 West 22nd street, south side, 195 ft. 10 in. east of 7th avenue, Block 797, Lot 70, Borough of Manhattan.

APPEARANCES—

For Applicant: J. A. Tishman and C. F. Marano.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3
Negative 0
Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated April 2, 1956, on Alt. App. 1300/55, reads:

"1. Provide two (2) legal means of egress for all floors including cellar and 1st floor, adequate for the proposed occupancy, and enclosed as required by law and leading directly to the street. A fire escape is not acceptable as a legal exit for a factory bldg. over five stories in height. Sect. 271 L.L."

and

WHEREAS, the applicant states the building is 12 stories, 150 ft. in height, 62 ft. 6 in. front by 98 ft. 9 in. in depth at street level, 88 ft. in depth at typical floor level, of fire-proof construction, erected 1910, located in an unrestricted use, B area, class 2 height district, and used and occupied since 1910 as follows: cellar—storage, superintendent's office, boiler room and elevator machinery room, 10 persons; 1st

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floor—offices, showroom and stockroom, 84 persons; 2nd floor—offices, and manufacturing shoulder pads, 84 persons; 3rd floor—office and printing, 84 persons; 4th floor—office and manufacturing silverware, 80 persons; 5th floor—office and engraving dies, 76 persons; 6th floor—office and printing, 76 persons; 7th floor—office and manufacturing plastics, 76 persons; 8th floor—office and manufacturing dresses, 76 persons; 9th floor—office and manufacturing dresses and bags, 76 persons; 10th floor—office and manufacturing bronze tablets, 76 persons; 11th floor—office and metal stamping, 76 persons; 12th floor—office and manufacturing plastics, 76 persons; no change in use or occupancy is now proposed. The building is provided with an approved standpipe system, an approved one-source sprinkler system, and an interior fire alarm system, regular monthly fire drills are not maintained; that there is one 3 ft. wide interior fireproof enclosed stairs, leading from roof bulkhead direct to street, and two fire escapes extending to roof by stair and to street by stair and yard by stair; that egress from the rear to street is through fireproof passage; that window and door openings on the course of the fire escapes are fireproof self-closing; and

WHEREAS, Violation No. 605 was issued February 3, 1955, for not providing two legal means of egress for all occupants of all floors including cellar as required by Section 271 of the Labor Law, in that fire escapes are not considered legal means of egress in buildings over five stories in height and the 6th and 9th floors each have two different tenants; and

WHEREAS, the owner was prosecuted in Municipal Term, Magistrates' Court, April 9, 1956, on a charge of violation of Section 271 of the Labor Law and the matter was adjourned; and

WHEREAS, the Board is in receipt of a certificate issued by the borough superintendent pursuant to Section 668 (c) of the Charter of the City of New York that a stay in prosecution of this violation would cause imminent peril to life and property; and

WHEREAS, the applicant states that the means of egress for the upper floors is a fireproof interior stairway leading from roof to street and two exterior screened fire escapes at the rear extending to roof and terminating at a level about 8 ft. above the first floor; that the west fire escape extends through a fireproof passage to the front of the building and down one flight of stairs to the street; that the east fire escape extends through a fireproof passage and connects with the interior fireproof stair one flight above the first floor and continues down the entrance lobby as part of the interior stairs and thence to the street; that from the first floor there is a door direct to the street and a door to the entrance lobby; that the cellar is subdivided into a stockroom for the first floor occupancy at the rear and a boiler room and building service locker rooms; that the stockroom has one stair up to the first floor and the front portion is serviced by an elevator with an engineer's exit and ladder leading to the street; and

WHEREAS, the applicant states that the occupancy of 76 to 84 persons per floor is based on the capacity of the interior stairs and no credit for either the exterior fire escapes as emergency exits; that the entire building is completely sprinklered and provided with an approved standpipe system; and

WHEREAS, the applicant requests that the Board grant a modification by the Labor Law as the building was erected according to the laws existing at the time of its erection and no major alterations have been made since erection; that the type of occupancy is not changed and the capacity of floors not increased since the day of erection; that to be required to comply with the existing laws would be a great hardship on the owner through no fault of his own.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 1300/55, Objection No. One and that the appeal be and it hereby is granted, to permit exits as

proposed consisting of an interior stair and an exterior fire escape for all stories except the ninth floor, where there are two tenants, one with only single approved means of exit as proposed and shown on plans marked "Received November 9, 1956," (5 sheets), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the standpipe system, one-source sprinkler system and interior fire alarm system shall be maintained in accordance with the requirements therefor; and that there shall be no manufacturing in the cellar.

612-56-A

APPLICANT—Putney, Twombly, Hall and Skidmore, for John Wiley Jones, Co., owner.

SUBJECT—Application September 12, 1956—Appeal from a decision of the fire commissioner re transportation of liquefied chlorine in one ton cylinders in New York City.

APPEARANCES—

For Applicant: Lemuel Skidmore, Robert Benson Jones and Genir F. Reale.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn for consultation with Fire Department.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 2 P. M., at the request of the applicant for revised plans and new decision.

435-55-A

APPLICANT—John J. Tricarico, for Marie Wilson, owner.

SUBJECT—Application May 31, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 183 and 172 of the Multiple Dwelling Law—re required open spaces (yard).

PREMISES AFFECTED—371 Waverly avenue, east side, 80 ft. north of Greene avenue, Block 1945, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 2 P. M., for applicant to file sectional plan with measurements including all parts of the building, yard and fences.

997-55-A

APPLICANT—Hal I. Mirowitz, for Kate A. Fielding, owner.

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SUBJECT—Application December 19, 1955—Appeal from a decision of the borough superintendent, re frame building—use of more than 2 stories for living quarters.

PREMISES AFFECTED—112-01 208th street, southeast corner of 112th avenue, Block 10985, Lot 18, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Hal I. Mirowitz and Mrs. John Fielding.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 2 P.M., for applicant to file revised plans showing actual conditions; hearing closed.

439-56-A

APPLICANT—A. H. Salkowitz, for Woodside Savings and Loan Association, owner.

SUBJECT—Application June 19, 1956—Appeal from a decision of the borough superintendent, re egress, stairways, etc.

PREMISES AFFECTED—39-46 61st street, west side, 78.23 ft. north of Roosevelt avenue, Block 1229, Lot 119, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 11, 1956, at 2 P. M. for applicant to file complete plans showing existing conditions; hearing closed.

178-41-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 29, 1955, on certain conditions; and

WHEREAS, the term of variance was extended on November 9, 1955; and

WHEREAS, the resolution was amended on November 9, 1955 and July 3, 1956; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 29, 1955, as thereafter *amended* by resolution adopted on July 3, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed, that all permits required shall be obtained and all work completed within six months the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1399/53)

619-41-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance as to wood fence—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and local retail use district, the extension in area of existing gasoline service station and reconstruction of station and building to include lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—218-02 Hillside avenue and 88-01 218th street, southeast corner, Block 10678, Lot 1, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 25, 1950, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on July 24, 1956; and

WHEREAS, time to obtain permits and complete the work was extended on September 11, 1956; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1941, as thereafter *amended* by resolutions adopted through July 24, 1956, so as to permit the continuance of the wood fence permitted by resolution adopted by the Board on December 18, 1951, for a term of five years from the date of this *amended* resolution (NB 3066/41, Misc. 828/56)

765-48-BZ

APPLICANT—Paul Friedman, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk, and 113 Beach 37th street, northeast corner, Block 308, part of Lot 1, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commisisoner Kleintert, Commissioner Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 8, 1949, on certain conditions; and

WHEREAS, the resolution was amended on June 21, 1949; and

WHEREAS, the term of variance was extended from time to time and last extended on March 15, 1955; and

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WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1949, as thereafter *amended* by resolutions adopted through March 15, 1955, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained within three months from the date of this *amended* resolution" (Misc./App. 5678/48, B. N. 5678/48).

319-51-BZ

APPLICANT—Abrahams and Hertzberg, for Max Engel and Louis Pelzig, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—188-204 Dupont street, south side, 100 ft. east of Oakland street, Block 2497, Lots 10, 11, 12, 13 and 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 11, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1951, by adding thereto:

"that in the event the owner desires to separate the building from the extension heretofore granted, so as to form two buildings, such separation may be made to provide two buildings, as proposed, *on condition* that each building shall comply with the requirements as to construction and means of exits and all laws, rules and regulations applicable thereto; that each building shall occupy its own lot, namely lot 14 by the original building and lot 10 for the present extension and separate certificates of occupancy shall be obtained for each building." (Alt. App. 3393-56, disapp'd 11/28/56.)

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i, 7h and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than five cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 13, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and the work has now commenced, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 497/52)

524-52-BZ

APPLICANT—Ingram S. Carner, for Walmere Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted, and without the required set-backs from street line.

PREMISES AFFECTED—148-12 to 148-22 Rockaway boulevard and 126-02 to 126-08 149th street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 5, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 15, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work; and

WHEREAS, the applicant stated that the proposed housing opposite the subject premises has not been commenced and he has no knowledge of its status.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 5, 1952, as thereafter *amended* by resolutions adopted through November 15, 1955, only as to the time within which to obtain

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permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and the work will commence shortly, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 3387/52)

341-53-BZ

APPLICANT—Maxon, Sells and Ficke, for Gold Coast Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting in a residence and business use B area district, the erection and maintenance of a building to be used as stores and multiple dwelling, using more than the area permitted at curb level and with show windows nearer to the residence use district than is permitted.

PREMISES AFFECTED—1439-1509 York avenue, west side, from East 79th to East 80th street; 431-439 East 79th street and 434-438 East 80th street, Block 1559, Lots 19-30 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Lester H. Maxon.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the resolution was amended on April 12, 1955; and

WHEREAS, time to obtain permit and complete the work was extended from time to time and last extended on June 5, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the building is completed except for some finishing work on stores on the first floor, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 3/53)

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner; Texas Company, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7f of the zoning resolution, permitting in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic) storage and sale of accessories and office, for a term of 15 years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Reginald S. Hardy and Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

Affirmative: Chairman Murdock, Commissioner Kleintert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the resolution was amended on April 17, 1956; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 17, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 199/55)

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 6, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955, as thereafter *amended* by resolution adopted on March 6, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required and a certificate of occupancy shall be obtained within six months from the date of this *amended* resolution" (Alt. App. 11/55).

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433-55-BZ

APPLICANT—Lama, Prosauker and Prober for, Kentways, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment as to additional door in garage wall to parking area—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in an unrestricted use district, the proposed extension of a storage garage for more than five motor vehicles, parking and storage for more than five motor vehicles and the installation of one 550 gallon gasoline tank and one pump in open area for owner's use only.

PREMISES AFFECTED—701-711 East 139th street, 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 20, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 20, 1956, by adding thereto:

“that an additional overhead door leading to the parking lot from the garage may be permitted, as indicated on revised plans marked “Received November 20, 1956” (1 sheet), and that the existing door may be constructed between the garage and the parking lot 22 feet wide; and that in all other respects the resolution above cited shall be complied with.” (Alt. App. 285/55)

709-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis L. Rosenberg, owner.

SUBJECT—Application for consideration—reopening as for approval of working plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 21, 7e and 7h of the zoning resolution, permitting in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than five motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63 to 68 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Louis R. Rosenberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved, as in substantial compliance with the requirements of the resolution adopted by the Board on October 16, 1956.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 16, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby approve working drawings marked “Received November 7, 1956,” (3 sheets), as in substantial compliance with the resolution adopted by the Board on October 16, 1956; that such working drawings shall be filed with the Borough Superintendent and shall be followed as to arrangement and design of the premises. (N.B. 1380/55)

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer & Alvin Greenstein, owners (Windowcraft Display Installation, lessee).

SUBJECT—Application for consideration—reopening as Vol. IV for different use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district, the change of occupancy from factory for venetian blinds to factory for manufacture of picture frames and novelties, for a term of ten years.

PREMISES AFFECTED—23-69 to 23-71 38th street, east side, 162.21 ft. north of Astoria boulevard (also known as Triboro Bridge Plaza), Block 803, Lot 13, Borough of Queens.

APPEARANCES—

For Applicant: Justin A. Rothstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure to consider a different use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

32-26-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Demin Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction of accessory building on existing gasoline service station, to include motor vehicles repairs, auto laundry, lubritorium and office.

PREMISES AFFECTED—4919-4935 Kings highway and 1550-1562 Utica avenue, northwest corner, Block 7733, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

295-32-BZ—Vol. II

APPLICANT—Ervin Palmer, for Sam Gross and Fay Gross, owners.

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SUBJECT—Application for consideration—reopening as Vol. II to consider reconstruction of gas station—re Application (decision of the borough superintendent); previously denied, under sections 7b, 7a and 21 of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station and also a motor vehicle repair shop.

PREMISES AFFECTED—594-596 Jamaica avenue and 602-604 Force Tube avenue, southeast corner, Block 3904, Lots 1 and 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider reconstruction of gasoline station as permitted by the Department of Buildings, under Section 6.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

145-36-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Alvin Kubrin, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider under different section, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3515 Webster avenue and 413 Gun Hill road, northwest corner, Block 3356, Lots 214 and 220, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider under a different section of the Zoning Resolution, namely Section 7c.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

421-37-BZ—Vol. III

APPLICANT—Henry Nordheim, for Anthony Moccia, owner.

SUBJECT—Application for consideration/reopening as Vol. III to extend parking use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1110 East 216th street and 3585 Wilson avenue, southwest corner, Block 4710, Lots 24 and 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of parking on additional lots 24 and 26.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

407-40-BZ—Vol. IV

APPLICANT—Samuel Miller, for Esso Standard Oil Com-
pany, owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider an extension of term of variance and additional uses—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the rearrangement of accessory building of existing gasoline service station.

PREMISES AFFECTED—1927-1935 Flatbush avenue, northeast corner of Kings highway, Block 7819, Lot 80, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure to consider extension of term of variance, which expired September 13, 1955, and to consider additional uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, Chief Clerk.

SECTION 21-C

(Continued from Page 2009)

taken on an application which makes a change in the stated requirements is granting a variance, a term which is all inclusive. Misusing the word "exception" as describing a deviation from the requirements in a given case indicates that the thoughtful opinions of the courts are being disregarded.

The present zoning Resolution uses the word "exception" correctly in the heading of Section 7 with its paragraphs a to j, where under the limitations set, the Board may "determine and vary."

To Mr. Edward M. Bassett, the City of New York and the entire country are indebted for the principles of planning

and zoning and the separate functions of the varying power as set forth in his book on Zoning and in his book on The Master Plan. The New York City Charter provides for planning and zoning and the varying power and the rule-making power in accordance with his stated principles and these principles should be adhered to. No revolutionary procedure, such as has been unlawfully adopted and is proposed under Section 21-C, should be permitted to be continued. The jurisdiction of the Board should be promptly restored in all cases where the Board has been unlawfully deprived of its jurisdiction, including garages and parking areas.

Section 21-C should remain as now written but could be enlarged to include commercial and business proposals, pro-

SECTION 21-C

vided it is understood that in all such projects applicants commence their actions by filing applications with the Board as therein stated.

The six types of large scale projects of over 200,000 square feet area specified in the proposed amendment to Section 21-C are nothing new. Projects of that size and smaller have been dealt with by the Board where zoning variances and variances of other laws were proposed since the Board was established in 1916. No one has been dissatisfied. Why should a change in procedure be suggested? These types of projects are not city planning, statements to the contrary notwithstanding. City Planning does not deal with buildings. The function of planning is to provide through mapping and zoning the proper uses of the land. As recently stated by the highest court in Connecticut—"the power to determine what are the needs of the town with reference to real property located in it and to legislate in such a manner that those needs will be satisfied is, by statute, vested exclusively in the Zoning Commission, accordingly, it is the function of the Commission to decide what uses may be made of property to best promote public welfare."

The Commission has plenty to do to carry out its Charter functions without reaching out for more at the expense of the Charter powers of other agencies. The Master Plan is generally understood to be far from complete, judging from the words "as far as adopted," which appear from time to time in the Commission's reports to the Board of Estimate.

As pointed out by the Regional Plan Association and by Mr. Reginald Hardy in his masterful brief filed with you, the provision for Court review as provided for in Board cases is not possible in matters determined by the Commission except in an action for Declaratory Judgment to determine constitutionality and not the merits of the case. The public should not be assured that a similar court review as in a Board case would be possible in a matter determined by the Commission and the Board of Estimate. Neither should the public be assured that if Section 21-C were adopted, the areas involved would not be later reduced, still further diminishing the Board's jurisdiction. Where the Commission unlawfully assumed jurisdiction to grant variances for garage and parking areas, the original assumed jurisdiction of 500 cars or over was later changed to 150

cars or over. No assurance is given that similar down amending would not occur again.

The Commission in their reports to the Board of Estimate on changes to zoning has been calling for approval by three-fourths vote. Section 200 provides for the Commission's recommendation to take effect within thirty days unless modified or disapproved by the Board of Estimate, except that where there are twenty per cent protests, a unanimous vote is required. The Commission now proposes a change in the Charter provisions by amendment to the Zoning Resolution, which is not the prescribed method of amending the Charter.

It is the usual condition in dealing with zoning applications, particularly large projects, that appeals are also filed for variances as to the Administrative Code, the General City Law and other laws. These are considered by the Board at one time. In the Commission's proposal this could not be done, much to the detriment of the applicant, particularly as under 21-C, subdivision E, no variance is proposed to be allowed. In this respect, it might be cited that a garage permitted by the Commission on Kew Gardens Road could not have lawfully been used as such until a variance was granted by the Board under proper conditions to permit the rear section to be used for public assembly.

The reason stated by the Commission in its News Letters of July, August and September for adopting 21-C are not only not convincing but are incorrect and misleading. The proposal to amend 21-C should not be adopted, as it is out of harmony with the established principles and not in the public interest.

It would be desirable to defer this and other amendments to the Zoning Resolution until the recently employed Zoning Specialists have submitted their recommendations.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
SEAN P. KEATING,
Commissioner,
P. JOSEPH CONNOLLY,
Deputy Chief.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BULLETIN

JAN 28 1957

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 51

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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SECTION 21-C

Reference is made to the Public Hearing before the City Planning Commission, involving the proposed amendment of Art. IV, Sec. 21-C of the Zoning Resolution, held on July 18th, 1956.

I appeared at the hearing in behalf of the Property Owners of Brooklyn, Inc., and individually as a member of the Citizen's Housing and Planning Council of New York, Inc., Committee on the Multiple Dwelling Law.

The amendment initiated by the Commission, attempts to by-pass the Board of Standards and Appeals by granting to itself the right to grant variances of the Zoning Law involving large scale projects of both residential and industrial characters.

This amendment, if adopted, would deny to the small property owner, adversely affected by a proposed project, the right of judicial review presently permitted. Further, it would invite the political influence in the granting of the zoning variances which touched off the Seabury Investigation in the thirties.

The Commission is a quasi-legislative body, charged with making Zoning Laws. The Department of Buildings is the Administrative Body which effectuates the laws of the Commission. The Board of Standards and Appeals is the quasi-judicial body which hears applications to obtain variance from the laws. The separation of these powers on the municipal level is relatively as important to the individual property owner of New York City, as the separation of powers in the Federal Government is to the citizens of the United States.

LEONARD F. ROTHKRUG,
Attorney-at-law.

COURT DECISION

re

DECLARATORY JUDGMENT

Matter of Florence Rand vs. Board of Standards and Appeals:—This owner of property located at 94-66—158th Street, south side, 22.45 ft. west of Atlantic Avenue, Jamaica, Borough of Queens, brought action for a Declaratory Judgment to have General City Law, Section 35, declared unconstitutional in its application to her property and moved for summary judgment. She stated that she acquired the property in 1952 by foreclosing a transfer of tax lien, which she bought from the City of New York, the defendant in this

(Continued on Page 2117)

Minutes of Regular Meeting, Tuesday Afternoon, December 11, 1956, Affecting Calendar Numbers 634-52-A, 997-55-A, 127-56-A, 439-56-A, 483-49-A—Vol. III, 74-46-A—Vol. II, 641-50-A—Vol. II, 405-55-A, 449-55-A, 87-56-A, 881-22-BZ, 19-26-BZ—Vol. V, 492-27-BZ—Vol. II, 836-47-BZ, 1076-47-BZ, 1002-48-BZ, 56-51-BZ—Vol. II, 187-55-BZ, 18-56-BZ, 359-56-BZ, 1202-21-BZ—Vol. IV, 1253-25-BZ—Vol. II, 544-37-BZ—Vol. III, 489-38-BZ—Vol. III, 396-53-BZ—Vol. II, 70-55-BZ, 114-56-BZ—Vol. II, 355-41-SM, 286-49-SA—Vol. II, 313-54-SM and 32-56-SM.

Adopted Amendments to the Oil Burner Rules.

CALENDAR

DOCKET

New Cases filed up to December 11, 1956

Cal. No. Dept. Premises Affected

828-56-BZ—B.Q.—184-18 to 184-20 Horace Harding expressway and 61-02 to 61-10 185th street, southwest corner, Block 7073, Lot 9, Flushing, Borough of Queens, Alt. 2387-56—re show windows.

829-56-A—B.M.—84 University place, west side, 48 ft. north of East 11th street, Block 569, Lot 26, Borough of Manhattan, B.N. 3180-56—re egress.

830-56-SA—Douglas, Bradford and Pennsylvania Gas-fired Clothes Dryers, manufactured by Pennsylvania Range Boiler Co., Appliance.

831-56-SA—Douglas, Bradford and Pennsylvania Electric Clothes Dryers, manufactured by Pennsylvania Range Boiler Co., Appliance.

832-56-SA—Bradford, Pennsylvania, Pennway and Hot-O-Mat Gas-fired Water Heaters, manufactured by Pennsylvania Range Boiler Co., Appliance.

833-56-SA—Bradford and Pennsylvania Automatic Electric Water Heaters, manufactured by Pennsylvania Range Boiler Co., Appliance.

834-56-A—B.Q.—69-04 166th street, southwest corner of 69th avenue, Block 6932, Lot 9, Flushing, Borough of Queens, N.B. 3828-56—re proposal to use 5 ft. of mapped street on 166th street as part of required setback, etc.

835-56-A—B.M.—944 3rd avenue, west side, 50.5 ft. south of East 57th street, Block 1311, Lot 38, Borough of Manhattan, Amendment to Alt. 1330-54—re Class III construction—proposed occupancy as furniture display in building five stories in height, etc.

836-56-BZ—B.Bx.—711-723 Nereid avenue and 4401-4413 Furman avenue, northwest corner, Block 5070, Lots 49-52 inclusive, Borough of The Bronx, N.B. 1920-56—re gasoline service station, lubritorium, car washing, minor repairs, parking and storage, etc.—business and residence use districts.

837-56-A—F.D.—50-56 West street, southeast corner of Noble street, Block 2568, Lot 5, Borough of Brooklyn, Alt. 3284-56—re permit for smoking in factory building.

838-56-BZ—B.B.—932-954 49th street, west side, 260 ft. south of 9th avenue, Block 5638, Lot 19, Borough of Brooklyn, Alt. 3284-56—parking and storage in residence use district.

839-56-BZ—B.B.—491 (489 displayed) Lorimer street, west side, 75 ft. south of Powers street, Block 2779, Lot 26, Borough of Brooklyn, Alt. 2328-56—re repair shop—business use district.

840-56-SM—Bondex Heavy Duty Aggregate Type, Resurfacer and waterproofing, manufactured by The Reardon Co., Material.

841-56-SA—Arcoflame Conversion Oil Burner, Model PH, manufactured by American Radiator and Standard Sanitary Corp., Appliance.

842-56-SM—Scully Vent Cap for 1¼" vent pipes, manufactured by Scully Signal Co., Material.

843-56-A—B.M.—61 Beekman street and 61-69 Gold street, southwest corner and 91 Ann street, Block 93, Lot 36, Borough of Manhattan, Alt. 614-56—re egress, etc.

844-56-A—F.D.—249 West 29th street, north side, 175 ft. east of 8th avenue, Block 779, Lot 10, Borough of Manhattan, Decision—re elevator, etc.

845-56-A—F.D.—306 West 38th street, south side, west of 8th avenue, Block 761, Lot 41, Borough of Manhattan, Decision—re elevator, etc.

846-56-A—F.D.—254 West 35th street, south side, 150 ft. east of 8th avenue, Block 784, Lot 71, Borough of Manhattan, Decision—re elevator, etc.

847-56-A—B.M.—22 Thames street and 129-131 Greenwich street, southeast corner, Block 51, Lot 14, Borough of Manhattan, Amendment to Alt. 1754-55—re egress.

848-56-A—B.M.—99-103 Beekman street, southwest corner of Pearl street, Block 95, Lot 27, Borough of Manhattan, Alt. 1429-56—re egress, etc.

849-56-A—F.D.—307-317 West 38th street, north side, 100 ft. west of 8th avenue, Block 762, Lot 25, Borough of Manhattan, Decision—re elevator, etc.

850-56-BZ—B.R.—475 Victory boulevard, west side, 220 ft. south of Woodstock avenue, Block 120, Lots 112 and 109, Silver Lake, Borough of Richmond, Alt. 211-56—re erection of building nearer than 10 ft. to building line, etc.; area excessive—residence use, E area district.

851-56-BZ—B.Bx.—South side of Westchester avenue, 100 ft. west of Pugsley avenue, Block 3796, Lots 17, 21 and 23, Borough of The Bronx, N.B. 1939-56—re gasoline service station, lubritorium, parking and storage, etc.—retail use district.

852-56-BZ—B.Q.—143-05 Liberty avenue and 102-41 to 102-47 Remington street, northeast corner, Block 10020, Lot 138, Jamaica, Borough of Queens, N.B. 4151-56—re gasoline service station, lubritorium, parking for customers, etc.—business use district.

853-56-BZ—B.Bx.—1312-1320 Intervale avenue, east side, 112.42 ft. north of Freeman street, Block 2975, Lots 1, 2 and 3, Borough of The Bronx, N.B. 1248-56—re gasoline service station, office, parking and storage, etc.—business use district.

CALENDAR

Restored to Docket

483-49-A—Vol. III—B.B.—1480-1490 New York avenue, northwest corner of Farragut road, Block 4996, Lot 1, Borough of Brooklyn, Alt. 3578-56—re extension of existing nursing home.

313-54-SM—Gold Bond Asbestos Siding Shingles and Accessories (for exterior finish on Class 4 buildings); (reopened for test and report as to additional usage), manufactured by National Gypsum Company, Material.

286-49-SA—Vol. II—Maytag 140, 140S, 102, A4 (free standing type automatic washers), manufactured by The Maytag Company, Appliance.

355-41-SM—Flintkote ½" Coated Asphalt Sheathing Board (reopened for test and report as to additional usage), manufactured by The Flintkote Company, Inc., Material.

1253-25-BZ—B.Bx.—2150 Bolton street, east side, 122.12 ft. north of Lydig avenue; 641-645 Lydig avenue and 2144-2144 White Plains road, Block 4317, Lots 75 and 83, Borough of The Bronx, Alt. 818-56—re stores, factory and parking lot for employees and public—business and residence use district.

114-56-BZ—Vol. II—B.Q.—35-26 155th street, west side, 202.10 ft. north of Northern boulevard, Block 5265, Lots 32, Flushing, Borough of Queens, N.B. 481-56—re erection of 2 family dwelling in residence use, G-1 area district.

70-55-BZ—B.M.—142-148 East 41st street, south side, and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan, Alt. 2047-54—reopened for consideration as to extension of time to complete, expired 7/26/54—re storage garage; use of roof for parking of cars, etc.

544-37-BZ—Vol. III—B.Q.—28-08 Hoyt avenue, southwest corner of 29th street and 28-29 Astoria boulevard, Block 839, Lots 1, 2, 3, 43 and 59, Astoria, Borough of Queens, Alt. 2081-56—re parking lot for more than 5 cars; curb cut—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A

Last Publication

Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Dec. 4, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	June 5, 1956—Vol. 41, No. 23
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

DECEMBER 18, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner. **SUBJECT**—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956, pending determination as to acquisition of the site by the city for a housing development.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner. **SUBJECT**—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

CALENDAR

470-56-BZ

APPLICANT—Paul Friedman, for The Booth Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to December 18, 1956, to permit applicant to consult with his client; hearing previously closed.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; also for consideration by the Board as to exclusion of use sought by prohibitions under Section 21A.

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a residence use district, proposed parking and storage of motor vehicles and sale of new and used cars.

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73. Borough of Brooklyn.

Laid over from November 20, 1956 to December 18, 1956, for applicant to file plans showing portions of plot proposed to be set aside for the sale of cars and the balance for parking; and for inspection and decision; hearing closed.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 7e of the

zoning resolution, to permit in a residence use district the use of a building for public function and meeting rooms. PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; and for statement by applicant as to proposed conditions for the use of the premises that would be unobjectionable to the owners in the area; hearing closed.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D arca district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant, bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-82 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—reframe building, business use.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubricatorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallcring and Murray Spiegel, owners.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

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247-56-BZ

APPLICANT—J. Berman, for John and Irene Steven, owners.

SUBJECT—Application March 21, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.

PREMISES AFFECTED—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

255-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, parking and storage of motor vehicles, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

297-56-BZ

APPLICANT—Julius S. Rapson, for Nicholas J. Stravino, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.

PREMISES AFFECTED—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; applicant to file corrected plan.

492-56-BZ

APPLICANT—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.

PREMISES AFFECTED—3400-3408 Baychester avenue and 2001-2021 Tillotson avenue, northeast corner and 3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic) minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

Laid over from November 27, 1956 to December 18, 1956, for inspection and decision; hearing closed.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

Laid over from October 23, 1956 to November 7, 1956, at the request of an objector's representative; no further request for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to furnish the Board with information as to the uses in the building since its erection and to submit a memorandum as to the practical difficulty and unnecessary hardship; then to December 18, 1956, at the request of the applicant to file revised plans and a new decision of the borough superintendent.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

Laid over from October 2, 1956 to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment; then to December 11, 1956, for further inspection in view of the revised plans filed; then to December 18, 1956, for applicant to file revised plans showing ingress from Boston road.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter J. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES AFFECTED—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

572-31-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, lessee, for Margaret Watson, owner.

SUBJECT—Application reopened November 27, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, car wash, motor vehicle repairs, weld-

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ing and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.
PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue, Block 12168, Lot 1, Jamaica, Borough of Queens.

66-38-BZ—Vol. I

APPLICANT—First Leasing Corp., owner.
SUBJECT—Application reopened November 27, 1956 for consideration as to extension of term of variance—expired November 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a local retail use district, the change of location of curb cut for reduced parking lot.
PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Borough of Manhattan.

825-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for K. B. S. Realty Corp., owner.
SUBJECT—Application reopened June 19, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, auto washing, lubricatorium, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars.
PREMISES AFFECTED—1950 Bronxdale avenue and 1951-1961 Barnes avenue, northwest corner and 780-792 Neill avenue, Block 4261, Lot 60, Borough of The Bronx.

578-42-BZ—Vol. III

APPLICANT—Maxfield Blaubeux, for LaPonzina Associates, Inc., owner (Ridgeway Automotive Service and Carvel Stores, Inc., lessee).
SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, proposed use of motor vehicle repair shop and nonstorage garage for more than 5 motor vehicles and office; also retail store and parking of more than 5 motor vehicles for patrons and employees.
PREMISES AFFECTED—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway; 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway, Block 5771, Lot 6, Borough of Brooklyn.

819-47-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp., owner.
SUBJECT—Application reopened September 25, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E area, class 1 height district, the erection of a 16 story office building, to contain offices, stores and garage for more than 5 cars, to exceed the height limit, without the required setback and extending from the retail into the residence use district.
PREMISES AFFECTED—118-21 Queens boulevard, northwest corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens.

537-56-A

APPLICANT—Charles I. Goldman, for Pickman Realty Corp., owner.
SUBJECT—Application June 20, 1956—Appeal from a decision of the borough superintendent—re proposed ground sign—review of borough superintendent's decision re zoning matter.
PREMISES AFFECTED—118-21 Queens boulevard, northeast corner of 78th avenue, Block 2270, Lot 13, Forest Hills, Borough of Queens.

683-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Foster Newkirk Stores, owner.
SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking of patrons cars on the open portion of the plot.
PREMISES AFFECTED—1875-1925 Nostrand avenue and 3001-3013 Foster avenue, northeast corner and 3002-3014 Newkirk avenue, Block 4964, Lot 50, Borough of Brooklyn.

787-55-BZ

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., owner.
SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car repairs, car washing, office, sales area, utility room, and parking for more than 5 motor vehicles.
PREMISES AFFECTED—160-168 Ridge street and 339 East Houston street, southeast corner, Block 345, Lots 44 and 48, Borough of Manhattan.

8-56-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.
SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail and residence use district, proposed parking of motor vehicles.
PREMISES AFFECTED—161-30 122nd avenue and 122-01 to 122-17 161st place, southeast corner, Block 12256, Lots 12, 16 and 19, Baisley Park, Borough of Queens.

140-56-BZ

APPLICANT—Maxfield Blaubeux, for Kinross Realty Corp., owner (Great Atlantic and Pacific Tea Co., lessee).
SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail and residence use district proposed parking for motor vehicles, accessory to an existing super market, extending from local retail portion of plot to residence portion of plot.
PREMISES AFFECTED—99-02 to 99-22 Astoria boulevard, south side, from 99th to 100th streets, 27-01 to 27-19 99th street and 28-02 to 28-10 100th street, Block 1379, Lot 45, Corona, Borough of Queens.

276-56-BZ

APPLICANT—Gibbs and Hill, Inc., for Dora Levine, owner (Whitehead Metal Products Co., lessee).
SUBJECT—Application April 13, 1956—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use, A area district a vertical extension to the existing fireproof reinforced concrete storage and office building, without the required loading berth.
PREMISES AFFECTED—287-303 West 10th street, north side, and 150-168 Charles street, south side, 51 ft. 10½ in. west of Washington street, Block 636, Lot 70, Borough of Manhattan.

327-56-BZ

APPLICANT—Charles M. Spindler, for Frank Antun, owner.
SUBJECT—Application May 2, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking of cars for patrons and employees of a restaurant.
PREMISES AFFECTED—219-14 97th avenue and 97-02

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to 97-10 220th street, southwest corner, Block 10784, Lots 27 and 30, Queens Village, Borough of Queens.

362-56-BZ

APPLICANT—James E. Vassalotti, for Rosary Realty Corp., owner.

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—2231-2243 West 8th street and 638-648 Sheepshead Bay road, southeast corner, Block 7279, Lot, 1, Borough of Brooklyn.

493-56-BZ

APPLICANT—James E. Vassalotti, for 8769 23rd Avenue Realty Corp., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and store, minor auto repairs, parking and storage of motor vehicles; show window and sign within 75 ft. of residence use district.

PREMISES AFFECTED—2301-2311 Bath avenue and 8767 to 8775 23rd avenue, southeast corner, Block 6873, Lot 6, Borough of Brooklyn.

543-56-BZ

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the change in occupancy from store to manufacturing of auto seat covers.

PREMISES AFFECTED—6709-6711 and 6713 5th avenue, east side, 63 ft. ½ in. and 101 ft. ½ in. south of 67th street, Block 5856, Lots 18-20 inclusive, Borough of Brooklyn.

571-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Lazarus Rosenberg, owner.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of a gasoline service station, office and sales, lubritorium, minor auto repairs and high speed auto laundry; also the erection of a factory on the same plot, occupying more than the permitted coverage.

PREMISES AFFECTED—557-569 7th avenue and 373-393 20th street, northeast corner and 360-386 19th street, Block 887, Lots 1, 18 and 72, Borough of Brooklyn.

636-56-BZ

APPLICANT—A. H. Salkowitz, for Queensview Holding Corp., owner.

SUBJECT—Application September 26, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the change in occupancy of 2-1 family dwelling to 2 family occupancy.

PREMISES AFFECTED—145-31 14th avenue, northeast corner of 145th place, 145-15 14th avenue, northwest corner of 145th place, Block 4463, Lots 19 and 20, White-stone, Borough of Queens.

146-56-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Rothen-berg, owner.

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under 21 of the zoning resolution, to permit in a residence use, E-1 area district, the enclosure of an existing terrace constituting a further encroachment within the 15 ft. wide side yard required by Art. IV, Sec. 15a of the zoning resolution.

PREMISES AFFECTED—258 Corbin place, west side, 611 ft. 9 in. south of Beach road, Block 7516, Lot 264, Borough of Brooklyn.

725-56-BZ

APPLICANT—Samuel Miller, for Arcy Co., owner (Purchaser under Contract: Esso Standard Oil Co.).

SUBJECT—Application October 26, 1956—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a local retail use district a proposed gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years and part of a proposed curb cut within 75 ft. of a residence zone.

PREMISES AFFECTED—82-06 Astoria boulevard, southeast corner of 82nd street, Block 1094, Lot 1, Jackson Heights, Borough of Queens.

4-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Bridgemont Corp., owner.

SUBJECT—Application reopened October 30, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, parking and storage of more than 5 motor vehicles, office, car wash, lubritorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont avenue, northeast corner of St. Raymonds avenue and Williams-bridge road and St. Raymonds avenue, southeast corner, Block 4076, Lot 18 and part of Lot 6, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 18, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

58-54-SA

APPLICANT—Calray Distributors Inc., agent for Hastings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heatwell Adjusto V Gas Burner, Models V-12, V-18, V-24, V-30, V-36 and V-54.

56-54-SA

APPLICANT—Calray Distributors Inc., agent for Hastings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heatwell Inshot Conversion Burner, Models MX1-150 and MX1-300.

59-54-SA

APPLICANT—Calray Distributors Inc., agent for Hastings Air Conditioning Company, Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Air Control Gas Unit Heater, Models F-80, F-100, F-120, F-160, F-200, F-250, B-80, B-100, B-120, B-160, B-200, B-250, and DU-80, DU-100, DU-120, DU-160, DU-200, and DU-250.

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125-51-SA

APPLICANT—Vic Cleaning Machine Company, owner.
(Vic Cleaning Machine Sales Company, agent.)
SUBJECT—Application February 8, 1951—Solvic Petroleum Solvent Cleaning Unit, Model 23.

625-55-SA

APPLICANT—Huebsch Manufacturing Co. Division of The American Laundry Machinery Company, owner.
SUBJECT—Application July 8, 1955—Huebsch Twin Cylinder Tumbler (to tumble dry washed clothing).

626-55-SA

APPLICANT—Huebsch Manufacturing Co. Division of The American Laundry Machinery Company, owner.
SUBJECT—Application July 8, 1955—Huebsch 16 Lb. Tumbler.

339-56-SM

APPLICANT—Thermotank Inc., Lumenated Ceiling Div., for Thermotank Inc., owner.
SUBJECT—Application April 27, 1956—Lumenated Ceilings.

702-56-SA

APPLICANT—Aeroil Products Company, Inc., owner.
SUBJECT—Application October 3, 1956—Aeroil Liquefied Petroleum Gas-fired Salamander, Model 35VP.

693-56-SA

APPLICANT—Ribelle V. Perotto, for Forney Engineering Company, owner.
SUBJECT—Application September 19, 1956—Forney Oil Burner, Models QWRMA, QMA, QSA and QMSA.

741-55-SA

APPLICANT—The A. P. Smith Manufacturing Company, owner.
SUBJECT—The A. P. Smith Mfg. Co., 8 Inch Electric Motor Operated Vertical Gate Valve.

236-38-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened May 22, 1956—re amendment to resolution as to additional steel subpurlins, Types 1480, 1680, 2180, 2140 and 3258—re Pyrofill Roof Deck; previously approved.

460-56-A

APPLICANT—Seymour A. Mitteldorf, and U. and H. Company, owner.
SUBJECT—Application June 22, 1956—Appeal from a decision of the borough superintendent—re plastic light diffuser ceiling.
PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.
SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exits stairs.
PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5819, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

435-55-A

APPLICANT—John J. Tricarico, for Marie Wilson, owner.
SUBJECT—Application May 31, 1955—filed pursuant to Sec. 310 of the M.D.L. for variation of sec. 183 and 172 of the M.D.L. re minimum dimension of yard.

PREMISES AFFECTED—371 Waverly avenue, east side, 80 ft. north of Greene avenue, Block 1945, Lot 1, Borough of Brooklyn.

588-40-A

APPLICANT—The City of New York, Department of Welfare, owner.
SUBJECT—Application reopened November 20, 1956 for consideration as to extension of term of variance—expired February 17, 1953—re Appeal from a decision of the borough superintendent—frame extension for business use within fire limits, previously granted on condition.
PREMISES AFFECTED—163 Bradford street, east side, 100 ft. north of Liberty avenue, Block 3691, Lot 1, Borough of Brooklyn.

34-55-A

APPLICANT—Raybert Corporation, lessee, for Lesoy Corp., owner.
SUBJECT—Application reopened November 20, 1956 and restored to docket—previously dismissed for lack of prosecution—re Appeal from an order and a decision of the fire commissioner—sprinkler system.
PREMISES AFFECTED—115-117 West 52nd street, north side, 195 ft. west of Avenue of The Americas (6th), Block 1005, Lot 22, Borough of Manhattan.

218-56-A

APPLICANT—M. Martin Elkind, for Esther C. Suffin, owner.
SUBJECT—Application March 14, 1956—filed pursuant to section 35, General City Law re extension in length of existing building encroaching bed of mapped street—101st street.
PREMISES AFFECTED—100-23 37th avenue and 35-48 101st street, northwest corner, Block 1741, Lot 24, Corona, Borough of Queens.

634-44-A—Vol. IV

APPLICANT—M. Martin Elkind, for 227 East 56th Street Corp., owner (George Lazernick, lessee).
SUBJECT—Application reopened October 16, 1956 as Vol. IV—re Appeal from a decision of the borough superintendent—height and area.
PREMISES AFFECTED—227-229 East 56th street, north side, 260 ft. east of 3rd avenue, Block 1330, Lot 11, 6th floor, Borough of Manhattan.

194-55-A

APPLICANT—Herman Wolff, for Nickren Realty Corp., owner.
SUBJECT—Application March 2, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—524-544 West 52nd street, south side, 275 ft. west of 10th avenue, Block 1080, Lots 45-51, Borough of Manhattan.

736-55-A

APPLICANT—A. L. Seiden, for The Reece School, Inc., owner.
SUBJECT—Application September 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—school.
PREMISES AFFECTED—180 East 93rd street, south side, 119 ft. 8 in. west of 3rd avenue, Block 1521, Lot 141, Borough of Manhattan.

77-50-A

APPLICANT—Samuel Rosenblum, for 237 West 37th St. Corp., owner.
SUBJECT—Application January 26, 1950—re Appeal from an order and decision of the Fire Commissioner—re elevator in readiness.

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PREMISES AFFECTED—237-239 West 37th street, north side, 325 ft. east of 8th avenue, Block 787, Lot 23, Borough of Manhattan.

707-50-A

APPLICANT—Kentward Corp., owner.

SUBJECT—Application October 4, 1950—re Appeal from an order of the Fire Commissioner—re elevator in readiness.

PREMISES AFFECTED—241-245 West 36th street, north side, 323 ft. east of 8th avenue, Block 786, Lot 20, Borough of Manhattan.

311-50-A

APPLICANT—Irving T. Wolfson, for F. H. Realty Corp. and Hedman Realty Corp., owners.

SUBJECT—Application April 27, 1950—re Appeal from an order of the Fire Commissioner—re elevator in readiness.

PREMISES AFFECTED—142-148 West 36th street, south side, 225 ft. east of 7th avenue, Block 811, Lot 56, Borough of Manhattan.

200-51-A

APPLICANT—Samuel Rosenblum, for Crompton Holding Corp., owner.

SUBJECT—Application March 20, 1951—re Appeal from a decision re an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—131-137 West 35th street, north side, 207 ft. 1 in. west of Broadway, Block 811, Lot 16, Borough of Manhattan.

545-52-A

APPLICANT—Samuel Rosenblum, for Bert-Len Novelty Co., Inc., owner.

SUBJECT—Application July 7, 1952—Appeal from an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—313-315 West 35th street, north side, 150 ft. west of 8th avenue, Block 759, Lot 31, Borough of Manhattan.

289-50-A

APPLICANT—S. Ezra Austern, for Emanuel Austern, Elliott Austern and S. Ezra Austern, trustees.

SUBJECT—Application April 19, 1950—re Appeal from an order and decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-244 West 38th street, south side, 264 ft. 3 3/7 in. west of 7th avenue, Block 787, Lot 65, Borough of Manhattan.

873-54-A

APPLICANT—Joseph J. Furman, for 1015 Washington Corp., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision re an order of the fire commissioner—elevator in readiness.

PREMISES AFFECTED—516-522 West 34th street, south side, 205 ft. west of 10th avenue and 513 West 33rd street, Block 705, Lot 46, Borough of Manhattan.

372-55-A

APPLICANT—Samuel Rosenblum, for Robert Fulton Realty Corp., owner.

SUBJECT—Application April 26, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—114-116 Fulton street, south side, 25 ft. 3 in. west of Dutch street, Block 781, Lot 47, Borough of Manhattan.

252-56-A

APPLICANT—Irving Kudroff, for Oxford Syndicate, Inc., owner.

SUBJECT—Application March 28, 1956—Appeal from a decision of the borough superintendent—re cellar egress.

PREMISES AFFECTED—138-140 West 17th street, south side, 257 ft. 5 in. east of 7th avenue, Block 792, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1957, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 8, 1957, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, to await the decision of the court as to violations and for further inspection; hearing closed; then to December 11, 1956, pending court decision on violations; hearing previously closed; then to January 8, 1957, to await the decision of the court on violations.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed; then to November 14, 1956, at the request of applicant to file further revised plans and new decision of the borough superintendent; then to December 4, 1956, at request of the applicant, to furnish revised plans and new decision; then to December 11, 1956, at the request of the applicant to file revised plans; then to January 8, 1957, at request of the applicant, to file required revised plans.

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586-54-A

APPLICANT—Kitzler and Nurick, for Stern Holding Corp. (Victor and Adeline Gerard, lessee).

SUBJECT—Application July 1, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivisions 1 and 2 of the Multiple Dwelling Law re required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

322-56-BZ

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from a private hospital to a group medical center.

PREMISES AFFECTED—139 East 36th street, north side, 100 ft. east of Lexington avenue, Block 892, Lot 26, Borough of Manhattan.

Laid over from December 11, 1956 to January 8, 1957, for further consideration and decision; hearing closed.

392-56-BZ

APPLICANT—William A. Giesen, for Ralph Reda, owner.

SUBJECT—Application May 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, proposed change in occupancy from a 2 family, cellar and 3 story brick, non fireproof dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1510 Bayview avenue, east side, 116.22 ft. north of Griswald avenue, Block 5417, Lot 126, Borough of The Bronx.

Laid over from December 11, 1956 to January 8, 1957, for inspection and decision; hearing closed.

418-56-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office and sales, storage of accessories, parking for more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7101-7127 New Utrecht avenue and 1573 72nd street, northeast corner, 1572 71st street and 7102-7124 16th avenue, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn.

Laid over from December 11, 1956 to January 8, 1957, at request of objector, applicant concurring.

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Garage Corp. and Ginsboro Garage Corp., owners.

SUBJECT—Application reopened December 11, 1956 for consideration as to extension of time to complete—expired July 26, 1956—re (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, B area district, the change in use of cellar of 142 East 41st street, Lot 44, from storage, to storage garage and also to provide openings in wall of building to east on Lot 41 and also to use the roof of building at 144-148 East 41st street, Lot 41, for parking of cars; and permitting the extension of garage use into proposed newly excavated cellar and newly constructed fireproof roof at 145-147 East 40th street, Lots 29 and 30 (building to be reduced to one story); and permitting the extension in rear of building using more than the area permitted.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

847-53-BZ—Vol. II

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened September 25, 1956 as Vol. II—re (decision of the borough superintendent) under sections 19A(j) and 21 of the zoning resolution, to permit in a manufacturing use, C area district the proposed change in occupancy of 1 story building of class 3 construction from public garage for more than 5 motor vehicles and motor vehicle repair shop, storage of ice and beverages and storage of more than 5 motor vehicles to factory and storage of ice and beverages and storage of more than 5 motor vehicles, without required loading berth.

PREMISES AFFECTED—426-440 89th street, south side, 106 ft. 11¼ in. west of 5th avenue, Block 6066, Lots 19, 21, 22, 23 and 24, Borough of Brooklyn.

418-31-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a business use district, the extension and alteration of existing gasoline service station to include auto repairs, wheel alignment, brake testing, automatic car wash, office, storage and sale of auto accessories, 11 one car garages.

PREMISES AFFECTED—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

465-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Elias Rubin, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the reconstruction and extension of existing gasoline service station, lubritorium, car washing, office and sales, storage, minor auto repairs, parking of cars waiting to be serviced.

PREMISES AFFECTED—112-01 to 112-19 (112-15 official) Colonial avenue, west side, between Van Doren and Van Cleff streets; 58-46 to 58-54 Van Cleff street and 59-43 Van Doren street, Block 1971, Lot 52, Corona, Borough of Queens.

361-56-BZ

APPLICANT—James E. Vassalotti, for The Long Island Rail Road Co., owner (1326 Ocean Avenue Realty Corp., lessee).

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C and DD area district crection and maintenance of proposed building, to be used for storage garage for less than 150 cars, minor auto repairs, lubritorium and car washing, without the required setback and covering more than the permitted area.

PREMISES AFFECTED—1334-1346 Ocean avenue, west side, 262 ft. south of Avenue H and 865-877 East 19th street, Block 6703, Lot 30, Borough of Brooklyn.

410-56-BZ

APPLICANT—Carl H. Salminen, for Hausc Building Corp., owner.

SUBJECT—Application June 7, 1956—re (decision of the borough superintendent) under section 21 of the zoning

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resolution, to permit in a residence use, E-1 area district, the maintenance of existing, 2 family dwelling with less than the required side yards.

PREMISES AFFECTED—137-38 Negundo avenue, south side, 305.78 ft. east of Colden street, Block 5153, Lot 22, Flushing, Borough of Queens.

427-56-BZ

APPLICANT—Charles M. Spindler, for George M. Cowen-haven, owner.

SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—6916-6928 New Utrecht avenue and 1527-1541 70th street, northwest corner, Block 6158, Lots 25 and 70, Borough of Brooklyn.

515-56-BZ

APPLICANT—Sampson Levy, for Eugene O. Hussey and Samuel Fish, owners.

SUBJECT—Application July 11, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing, storage, store, minor auto repairs, parking and storage of motor vehicles; show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—1043-1051 Winthrop street and 177-187 East 93rd street, northeast corner, Block 4612, Lot 43, Borough of Brooklyn.

557-56-BZ

APPLICANT—De Rose and Cavalieri, for Angeline Coscia (vendee under contract); (Vincent J. Velella, owner).

SUBJECT—Application August 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—435 East 117th street, north side, 218 ft. west of Paladino avenue, Block 1711, Lot 16, Borough of Manhattan.

558-56-BZ

APPLICANT—De Rose and Cavalieri, for Angelina Coscia, owner.

SUBJECT—Application August 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—450 East 117th street, south side, 94 ft. west of Paladino avenue, Block 1710, Lot 130 (formerly Lot 30½), Borough of Manhattan.

559-56-BZ

APPLICANT—Multer, Nova and Seymour, for Joseph L. Greenberg, owner.

SUBJECT—Application August 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—200 West Tremont avenue, south side, 59.65 ft. west of Montgomery avenue, Block 2877, Lots 522, 523 and 525, Borough of The Bronx.

569-56-BZ

APPLICANT—Abraham Grossman, for Coberg Realty Corp., owner.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district proposed parking of motor vehicles.

PREMISES AFFECTED—514 Lafayette avenue, south side, 100 ft. east of Bedford avenue, Block 1788, Lot 13, Borough of Brooklyn.

572-56-BZ

APPLICANT—James E. Vassalotti, for J. H. and R. C. Schwarz, owners.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing and stores.

PREMISES AFFECTED—1273-1283 Myrtle avenue and 618-634 Hart street, northeast corner, Block 3228, Lot 1, Borough of Brooklyn.

624-56-BZ

APPLICANT—Charles M. Spindler Associates, for Fitchett-Crescent Corp., owner.

SUBJECT—Application September 20, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—45-05 National street and 101-02 to 101-10 Nicolls avenue, southeast corner, Block 1629 Lot 55, Forest Hills, Borough of Queens.

1446-39-BZ—Vol. IV

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened July 3, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed erection and maintenance of a gasoline service station, minor motor vehicle repairs, parking for cars waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—re (decision of the borough superintendent), under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district the maintenance and extension of auto wrecking yard.

PREMISES AFFECTED—34-36 Fairfield avenue (formerly 12024-12050 Flatlands avenue), 401-461 Malta street, southeast corner and 1028-1084 Alabama avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of an auto wrecking yard.

PREMISES AFFECTED—12074-12096 Flatlands avenue (Fairfield avenue), and 1042-1098 Sheffield avenue, southwest corner and 1037-1091 Georgia avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

472-56-BZ

APPLICANT—Leonard R. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and resi-

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dence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.
PREMISES AFFECTED—50-58 Fairfield avenue (formerly 12050-12060 Flatlands avenue), and 1027-1053 Alabama avenue, southeast corner and 1038-1060 Georgia avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 8, 1957*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

955-55-A

APPLICANT—Gabriel Nathan, for Estelle Silverman, owner.

SUBJECT—Application December 5, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped street—Beach 21st street.

PREMISES AFFECTED—20-01 to 20-03 Cornaga avenue and 635-647 Beach 21st street, southwest corner, Block 215, Lot 39, Far Rockaway, Borough of Queens.

1009-55-A

APPLICANT—Julius S. Rapson, for Kenneth W. Haslam, owner.

SUBJECT—Application December 22, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—proposed widening of Francis Lewis boulevard.

PREMISES AFFECTED—245-01 Francis Lewis boulevard, southeast corner of 245th street, Block 13614, Lot 1, Rosedale, Borough of Queens.

491-56-A

APPLICANT—M. Martin Elkind, for Frances Aronson, owner.

SUBJECT—Application July 9, 1956—Appeal from a decision of the borough superintendent—re business use, frame building used for business, doors, cellar ceiling, etc.

PREMISES AFFECTED—8510 18th avenue, north side, 60 ft. 2½ in. south of 85th street, Block 6343, Lot 48, Borough of Brooklyn.

798-56-A

APPLICANT—LeRoy E. Driver, for Frederick H. Cone and Co., owner.

SUBJECT—Application November 27, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—181-189 Front street, and 159-163 John street, northeast corner, Block 74, Lots 10 and 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman,*

JANUARY 15, 1957, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 15, 1957*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morgan-roth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; applicant to submit statement to the Board as to the purpose for which the site was purchased; then to January 15, 1957 at request of the applicant's representative, to furnish statement and revised plans.

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure; then to January 15, 1957, for inspection and decision; hearing closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision; then to December 4, 1956, at the request of the applicant; then to January 15, 1957, for decision.

910-55-BZ

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, E-1 area district, proposed extension of an existing broom factory, to occupy more than the permitted area.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 ft. 11¾ in. east of East 95th street, Block 8203, Lots 5 and 7, Borough of Brooklyn.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

74-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Dina Karpoff, owner,

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SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a local retail use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, storage room, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—42-05 Lawrence street, and 132-02 to 132-06 Sanford avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

158-56-BZ

APPLICANT—Fred C. Dahlem, for C.P.B. Incorporated, owner.

SUBJECT—Application March 2, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of 5 story and cellar converted old law tenement with hand laundry and grocery store in cellar.

PREMISES AFFECTED—19 West 103rd street and 74 Manhattan avenue, northeast corner, Block 1839, Lot 20, Borough of Manhattan.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

193-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Beatrice M. Mahoney, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, car washing, parking and storage of motor vehicles; show window and signs within 75 ft. of residence use district.

PREMISES AFFECTED—2441-2449 (2443 official) Richmond avenue and 2-8 Richmond Hill road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

235-56-BZ

APPLICANT—Charles M. Spindler, for Estate of Jesse Donella, owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—3001-3047 White Plains road and 690-698 Lester street, southwest corner and 695-699 Adece avenue, Block 4545, Lot 14, Borough of The Bronx.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

380-56-BZ

APPLICANT—James E. Vassalotti, for Kent Towers, Inc., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of motor vehicles.

PREMISES AFFECTED—247-249 Lexington avenue, east side, 85 ft. north of East 34th street, Block 890, Lots 23 and 66, Borough of Manhattan.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

417-56-BZ

APPLICANT—Ingram S. Carner, for Credit Realty Corp., owner (proposed lessee—Shell Oil Co.).

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of cars waiting to be serviced, curb cut within 75 ft. of residence district and

PREMISES AFFECTED—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

527-56-BZ

APPLICANT—Paul Friedman, for Daniel D. Daley, owner.

SUBJECT—Application July 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), parking of cars awaiting service, sale of auto accessories and minor repairs, with hand tools only, for a term of 15 years.

PREMISES AFFECTED—43-02 to 43-10 Main street, southwest corner of Cherry avenue, Block 5125, Lot 30, Flushing, Borough of Queens.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed; applicant to file revised plans eliminating entrance on Cherry avenue as proposed.

553-56-BZ

APPLICANT—Andrew DiCamillo, for No. 14 Corporation, owner.

SUBJECT—Application August 7, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—449-453 Degraw street, north side, 150 ft. west of Bond street, Block 416, Lots 50, 51, 53 and 152, Borough of Brooklyn.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

576-56-BZ

APPLICANT—Henry C. Brockman, for Joseph Franzone, owner.

SUBJECT—Application August 29, 1956—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit partly in a residence use district and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry, minor auto repairs shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—49-05 Astoria boulevard, northeast corner of 49th street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed; applicant to correct plans and statement as to change of zone.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.

SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

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PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4½ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for additional information from applicant, who is to have the lots separated and numbers assigned; hearing closed; then to January 15, 1957, for inspection and decision.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for inspection and decision; hearing previously closed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring; then to November 20, 1956, for inspection and decision; then to December 11, 1956, for inspection and decision; then to January 15, 1957, for inspection and decision; hearing previously closed.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for further inspection and decision; then to December 11, 1956, for further inspection and decision; then to January 15, 1957, for inspection and decision; hearing previously closed.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boule-

vard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; then to January 15, 1957, for inspection and decision; hearing previously closed.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.

PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

Laid over from November 20, 1956 to November 27, 1956, at the request of adjoining owner's representative; then to December 11, 1956, for further consideration and decision; hearing closed; then to January 15, 1957, for inspection and decision.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for inspection and decision.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for inspection and decision.

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for inspection and decision.

CALENDAR

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application April 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.

PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for additional information from Department of Buildings and also to include a proposed park in the area.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

Laid over from October 30, 1956, to December 4, 1956, for inspection and decision; hearing closed; applicant to file revised plans and new decision of the borough superintendent; then to December 11, 1956, at the request of the applicant to file revised plans; then to January 15, 1957, for inspection and decision.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; then to January 15, 1957, for inspection and decision.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; then to January 15, 1957, for inspection and decision.

361-37-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Stuart A. Weiss and Kenneth M. Weiss, owners.

SUBJECT—Application reopened October 2, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, ground signs, minor auto repairs with hand tools only; proposed entrances and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—91-11 Roosevelt avenue, northeast corner of 91st street, Block 1479, Lot 38, Jackson Heights, Borough of Queens.

103-39-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Morton H. Felberbaum, owner.

SUBJECT—Application reopened July 3, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—196-19 to 196-29 Linden boulevard and 116-44 to 116-52 197th street, northwest corner, Block 11068, Lot 115, St. Albans, Borough of Queens.

696-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Stapleton and Schneider Motor Sales, Inc., owner.

SUBJECT—Application reopened July 26, 1956 as Vol. II re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, store, car washing, storage room, parking and storage of motor vehicles; show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—75-09 to 75-19 (75-15 official) Northern boulevard and 32-62 to 32-70 76th street, northwest corner, Block 1171, Lot 36, Jackson Heights, Borough of Queens.

925-50-BZ—Vol. III

APPLICANT—Steelmaster Inc., owner (Art Steel Sales Corp., lessee).

SUBJECT—Application reopened October 2, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the proposed 1 story extension of an existing 1 story warehouse building, using more than the area permitted.

PREMISES AFFECTED—204-238 West 234th street, south side, from Broadway to Kingsbridge avenue, 5695 Broadway and 3250-3254 Kingsbridge avenue, Block 3405, Lots 31, 33 and 41, Borough of The Bronx.

833-52-BZ—Vol. III

APPLICANT—Charles M. Spindler Associates, for The Northwestern Mutual Life Insurance Company and Constantine J. Katrivanos, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales and parking and storage of more than 5 motor vehicles, not in accordance with Board of Standards and Appeals resolution, under Cal. 833-52-BZ—Vol. II.

PREMISES AFFECTED—5916-5930 Foster avenue and 1512-1526 Ralph avenue, southwest corner, Block 7955, Lots 6, 8 and 9, Borough of Brooklyn.

652-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Flatlands East 87th Corp., owner.

CALENDAR

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—8610-8624 Flatlands avenue and 902-912 East 87th street, southwest corner, Block 8023, Lot 39, Borough of Brooklyn.

677-54-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Hyman Glassgall, owner.

SUBJECT—Application reopened July 3, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, change of occupancy from garage and dead storage, to garage, storage of roofing materials and sheet metal shop.

PREMISES AFFECTED—413-415 West 150th street, north side, 93 ft. 2 in. east of Convent avenue, Block 2065, Lot 22, Borough of Manhattan.

105-56-BZ

APPLICANT—John F. Fitzsimons, for Ethel B. Gorman, owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use, G-1 area district, proposed conversion of a 1 family dwelling and accessory garage to a 2 family dwelling and accessory garage.

PREMISES AFFECTED—106-15 227th street, east side, 25 ft. north of 107th avenue, Block 11178, Lot 16, Queens Village, Borough of Queens.

291-56-BZ

APPLICANT—A. H. Salkowitz, for Hygrade Monument Works, Inc., owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed display and sale of stone monuments and the maintenance of an office.

PREMISES AFFECTED—130-50 Horace Harding expressway, southwest corner of Lawrence street, Block 6451, Lot 25, Flushing, Borough of Queens.

292-56-A

APPLICANT—A. H. Salkowitz, for Hygrade Monument Works, Inc., owner.

SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent—re frame construction—business use.

PREMISES AFFECTED—130-50 Horace Harding expressway, southwest corner of Lawrence street, Block 6451, Lot 25, Flushing, Borough of Queens.

325-56-BZ

APPLICANT—Horn and Weinstock, for Florence LeBeau, owner.

SUBJECT—Application May 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—120-37 164th street, east side, 180 ft. north of 122nd avenue, Block 12379, Lots 13, 15 and 16, Jamaica, Borough of Queens.

354-56-BZ

APPLICANT—Robert Gottlieb, for 4281 Realty Corp., owner.

SUBJECT—Application April 27, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the

zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, accessory sales and service, used car sales, motor vehicle repairs with hand tools only, parking and storage of more than 5 motor vehicles. PREMISES AFFECTED—4277-4289 3rd avenue, west side, 186.93 ft. south of East 179th street, Block 3044, Lots 82, 85, 87 and 122, Borough of The Bronx.

728-56-BZ

APPLICANT—James E. Vassalotti, for Fitchett-Crescent Corp., owner.

SUBJECT—Application October 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, parking and storage of motor vehicles, office and storage.

PREMISES AFFECTED—67-53 to 67-61 (67-55 official) Woodhaven boulevard, and 85-02 to 85-10 67th drive, southeast corner, Block 3147, Lot 6, Middle Village, Borough of Queens.

157-56-BZ

APPLICANT—Leonard F. Rothkrug, for Irving H. Blumenthal and E. Alexander Willens, owners.

SUBJECT—Application March 2, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a professional medical office building within the required set back from Linden boulevard.

PREMISES AFFECTED—2108-2118 Linden boulevard, southeast corner of Hendrix street, Block 4354, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 15, 1957, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

356-56-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES—Burton Corp. (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent re Elevator Application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

87-56-A

APPLICANT—Maxfield Blaubeux, for Ira Greenfield, owner (Joseph Filappazzo, lessee).

SUBJECT—Application February 8, 1956—Appeal from a decision of the borough superintendent—re use of frame building—factory—re live load, exits and construction.

PREMISES AFFECTED—8615 (8613 displayed) 18th avenue, east side, 120 ft. south of 86th street, Block 6369, Lot 40, Borough of Brooklyn.

CALENDAR

405-55-A

APPLICANT—Samuel Rosenblum, for H. Lawrence Herring, et al., owners.

SUBJECT—Application May 11, 1955—Appeal for a decision of the borough superintendent—re egress, stair enclosure.

PREMISES AFFECTED—322-326 East 23rd street, south side, 281 ft. east of 2nd avenue, Block 928, Lot 43, Borough of Manhattan.

670-56-A

APPLICANT—Paul Friedman, for Alfred Levitt, owner (Levitt House, Inc., Managing Agent).

SUBJECT—Application October 8, 1956—filed pursuant to Section 35, General City Law re buildings located in bed of mapped street.

PREMISES AFFECTED—7-04 to 7-24 166th street, southwest corner of Powells Cove boulevard and northwest corner of 9th avenue; Block 4588, Lots 36 and 38; 7-25 166th street, northeast corner of 9th avenue, Block 4603, Lot 2; 166-35 9th avenue, northwest corner of Totten street, Block 4603, Lot 34; 166-31 9th avenue, north side, 130.84 ft. west of Totten street, Block 4603, Lot 48; 166-10 to 166-40 Powells Cove boulevard, southwest corner of Totten street and southeast corner of 166th street and south side of 168th street, 130.84 ft. west of Totten street, Block 4603, Lots 18, 19 and 32, Beechhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 22, 1957, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 22, 1957, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 22, 1957, for applicant to furnish complete information as to the basis for the use of the vacant portion of the premises; and for further consideration and decision by the Board.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed; then to January

22, 1957, for applicant to furnish to the Board a plan showing sub-surface conditions in connection with the subway and also the sidewalk conditions approved by the Transit Authority for driving over; and for further consideration and for further inspection, if necessary.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 29, 1957, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 29, 1957, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

127-32-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Just Realty Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, office, car washing, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—577-587 St. Anns avenue and 561-563 East 150th street, northwest corner, Block 2276, Lots 48 and 50, Borough of The Bronx.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

621-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael J. and Bridie Clifford, Kathryn G. and Arthur J. Gallagher, Albert Artsis, Jacob and Paul Wank, James and Salvatore Monzio, owners.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district proposed erection of a 1 story building to include uses of boiler room, storage, super-market, loading and unloading and parking of motor vehicles upon open portion of premises.

PREMISES AFFECTED—2203-2225 Linden boulevard and 766-782 Ashford street, northwest corner and 811-825 Warwick street, Block 4334, Lots 21, 22, 23, 25, 39, 44, 45 and 48, Borough of Brooklyn.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

912-55-BZ

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; applicant to submit letter relating to lease; hearing closed.

913-55-A

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—re frame construction—repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

CALENDAR

397-56-BZ

APPLICANT—James E. Vassolotti, for Morris and Mildred Ifcher and Hyman and Lilly Volk, owners.

SUBJECT—Application May 29, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A and 7i of the zoning resolution, to permit in a business and residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, store, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—121-11 to 121-19 (121-15 official) Jamaica avenue and 86-42 to 86-50 122nd street, northwest corner, Block 9275, Lot 58, Richmond Hill, Borough of Queens.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

656-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Rayhurst Realty Corp., and Nostrand Building Corp., owners.

SUBJECT—Application October 3, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D area, Class $\frac{1}{2}$ height district, the erection of a 6 story multiple dwelling, exceeding the permitted height.

PREMISES AFFECTED—3203-3220 Nostrand avenue, east side, 95 ft. north of Avenue S, Block 6836, Lot 52, Borough of Brooklyn.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

608-56-BZ

APPLICANT—Leonard F. Rothkrug, for Michael Sirote and Anne Goldin, (partners) owners.

SUBJECT—Application September 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory motor vehicle repair shop, lubritorium, car washing (non-automatic), office and sales for a term of 15 years.

PREMISES AFFECTED—2812-2818 Westchester avenue and 1601-1611 Mulford avenue, southwest corner and 2815-2819 Middletown road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx.

Laid over from December 11, 1956 to January 29, 1957, applicant to file revised plan as to curb cuts; and for inspection and decision; hearing closed.

661-56-BZ

APPLICANT—S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application October 5, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7e

of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—92-10 Astoria boulevard, southeast corner of 92nd street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 29, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 29, 1957, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

449-55-A

APPLICANT—Lama, Proskauer and Prober, for Marianna Luchesse, owner.

SUBJECT—Application June 6, 1955—Appeal from a decision of the borough superintendent—re exits and live loads.

PREMISES AFFECTED—72 Siegel street, south side, 100 ft. east of Manhattan avenue, Block 3096, Lot 9, Borough of Brooklyn.

74-46-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Numa Cherry, owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—change of use.

PREMISES AFFECTED—865-867 Grand street, north side, 175 ft. west of Olive street, Block 2922, Lot 42, Borough of Brooklyn.

641-50-A—Vol. II

APPLICANT—Simon B. Zelnik, for 130 East 58th Street Corp., owner (Fine Arts Theater Co., Inc., lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—commercial use in non-fireproof construction.

PREMISES AFFECTED—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue, Block 1312, Lot 62, 4th floor, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 11, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 27, 1956, were approved as printed in the Bulletin of December 4, 1956, Vol. 41, No. 49.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

MINUTES

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over; date to be set after applicant has filed floor load computations with the Department of Buildings and obtained approval and filed same with the Board; and for further consideration and decision; hearing previously closed; the premises were inspected by a Committee of the Board.

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application September 10, 1956—Appeal from a decision of the borough superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street, Block 423, Lots 22, 23, 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over; date to be set after applicant has filed floor load computations with the Department of Buildings and obtained decision and filed same with the Board; and for further consideration and decision; hearing previously closed.

127-32-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Just Realty Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, car washing, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—577-587 St. Anns avenue and 561-563 East 150th street, northwest corner, Block 2276, Lots 48 and 50, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Max Laban.

For Opposition: A. Squitieri, Louis Tamerlis, Mrs. Ray Schubert, Samuel Blatt and Vincent Giordano.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M. for inspection and decision; hearing closed.

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M., to await the decision of the court on violations; hearing previously closed.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M., to await the decision of the court on violations; hearing previously closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M.C.P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti and Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 22, 1957, at 10 A. M. for applicant to furnish complete information as to the basis for the use of the vacant portion of the premises; and for further consideration and decision by the Board; hearing previously closed.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M. at request of the applicant, to file required revised plans; hearing previously closed.

586-54-A

APPLICANT—Kitzler and Nurick, for Stern Holding Corp. (Victor and Adeline Girard, lessee).

MINUTES

SUBJECT—Application July 1, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivisions 1 and 2 of the Multiple Dwelling Law re required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 Sttae street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M. in conjunction with Cal. 585-54-BZ, at request of the applicant for filing required revised plans; hearing previously closed.

18-55-BZ

APPLICANT—Fred C. Dahlen, for Jacob Cohan, owner.

SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4 $\frac{5}{8}$ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing previously closed.

621-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael J. and Bridie Clifford, Kathryn G. and Arthur J. Gallagher, Albert Artsis, Jacob and Paul Wank, James and Salvatore Monzio, owners.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a 1 story building to include uses of boiler room, storage, super-market, loading and unloading and parking of motor vehicles upon open portion of premises.

PREMISES AFFECTED—2203-2225 Linden boulevard and 766-782 Ashford street, northwest corner and 811-825 Warwick street, Block 4334, Lots 21, 22, 23, 25, 39, 44, 45 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Rose Miello and Mary Carillo.

For Opposition: Edward S. Lentol.

For Administration: Samuel L. Becker, Dep't of Buildings and C. J. Cammarata, N. Y. City Housing Authority.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 a.m. for inspection and decision; hearing closed.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—(decision of the borough superintendent under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to anuary 15, 1957, at 10 A.M. for inspection and decision; hearing previously closed.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrer, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A.M. for inspection and decision; hearing previously closed.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing previously closed.

912-55-BZ

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim, Vincent W. Ambrose and Mario Tonti.

For Opposition: Robert N. Errington.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M. for inspection and decision; applicant to submit letter relating to lease; hearing closed.

913-55-A

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—re frame construction—repair shop.

MINUTES

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim, Vincent W. Ambrose and Mario Tonti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M. for inspection and decision; applicant to file letter relating to lease; hearing closed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A.M. for inspection and decision; hearing previously closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Salvatore P. Conza, Jr. and Edward Hoffman, for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, pending further development of the area; date to be determined; hearing previously closed.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing previously closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—(decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing previously closed.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing previously closed.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.

PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for inspection and decision; hearing previously closed.

MINUTES

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A.M. for inspection and decision; hearing previously closed.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: C. A. Buckley, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to December 18, 1956, at 10 a.m., for applicant to file revised plans showing ingress from Boston Road; hearing previously closed.

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application April 24, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.

PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Andrew J. Todaro, Ruth Keriver, Anna Diehl, Lydia Winkelstern, Helen Stymerski, Arthur E. Hess, Gertrude Hess, Joseph Raber, John T. Elsasser and Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A. M. for additional information from Department of Buildings and also to include a proposed park in the area; hearing previously closed.

322-56-BZ

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner.

SUBJECT—Application April 17, 1956—(decision of the Borough superintendent) under section 7e of the zoning

resolution, to permit in a residence use district, the change in occupancy from a private hospital to a group medical center.

PREMISES AFFECTED—139 East 36th street, north side, 100 ft. east of Lexington avenue, Block 892, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: L. C. Squire, Emanuel M. Gewertz, John P. Fox, George Pack and Louis Binn.

For Opposition: Baldwin Maull, Jr., A. A. Clifford Hansen, Leroy P. Ward, H. Clay Waterman, H. E. Nicolai, Rose Fischer and Dorothy E. Werle.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 a.m. for further consideration and decision; hearing closed.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 a.m.; premises inspected; hearing previously closed.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—(decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 10 A.M. for decision; premises inspected; hearing previously closed.

392-56-BZ

APPLICANT—William A. Giesen, for Ralph Reda, owner.

SUBJECT—Application May 24, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the proposed change in occupancy from a 2 family, cellar and 3 story brick, non fireproof dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1510 Bayview avenue, east side, 116.22 ft. north of Griswald avenue, Block 5417, Lot 126, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion and Moe Schneider.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Laid over to January 8, 1957, at 10 a.m. for inspection and decision; hearing closed.

397-56-BZ

APPLICANT—James E. Vassalotti, for Morris and Mildred Ifcher and Hyman and Lilly Volk, owners.

SUBJECT—Application May 29, 1956—(decision of the borough superintendent) under sections 7e, 7f, 7h, 7A and 7i of the zoning resolution, to permit in a business and residence use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, store, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—121-11 to 121-19 (121-15 official) Jamaica avenue and 86-42 to 86-50 122nd street, northwest corner, Block 9275, Lot 58, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Benjamin Wright, Carl Legenhausen, Harold F. Mielenhausen, Ralph E. Krick, Joseph Meyer and Fred M. Elfenbein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 a.m., for inspection and decision; hearing closed.

418-56-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application June 12, 1956—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office and sales, storage of accessories, parking for more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7101-7127 New Utrecht avenue, 1573 72nd street, northeast corner, 1572 71st street and 7102-7124 16th avenue, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Luigi R. Marano and Harold S. Budner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M. at request of objector, applicant concurring.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway and 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman, Joseph B. Lynch and J. I. Isaacs.

For Opposition: Weidenbaum Krein and Harold McArthur.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 22, 1957, at 10 A. M. for applicant to furnish to the Board a plan showing sub-surface conditions in connection with the subway and also the sidewalk conditions approved by the

Transit Authority for driving over; and for further consideration; premises inspected; hearing previously closed.

608-56-BZ

APPLICANT—Leonard F. Rothkrug, for Michael Sirote and Anne Golden (partners), owners.

SUBJECT—Application September 11, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repair shop, lubritorium, car washing (non-automatic), office and sales for a term of 15 years.

PREMISES AFFECTED—2812-2818 Westchester avenue, 1601-1611 Mulford avenue, southwest corner and 2815-2819 Middletown road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Wilhemine Kappes, Angelo M. Torrisi, Joseph T. Brent, Angeline Argytos, Anna Riccio, Mary N. Marco, Harry H. Mah and John Lenehan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M.; applicant to file revised plan as to curb cuts; and for inspection and decision; hearing closed.

656-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Rayhurst Realty Corp., and Nostrand Building Corp., owners.

SUBJECT—Application October 3, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D area, Class ½ height district, the erection of a 6 story multiple dwelling, exceeding the permitted height.

PREMISES AFFECTED—3203-3220 Nostrand avenue, east side, 95 ft. north of Avenue S, Block 6836, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Meyer Berfond.

For Opposition: Bernard H. Loizzo, Senator William Rosenblatt and Isaac Marks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957 at 10 A. M. for inspection and decision; hearing closed.

661-56-BZ

APPLICANT—S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application October 5, 1956—(decision of the borough superintendent) under sections 7f, 7i, 7e of the zoning resolution, to permit in a retail and residence use district, a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—92-10 Astoria boulevard, southeast corner of 92nd street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch, Murray Stockman and J. I. Isaacs.

For Opposition: Thomas J. Guida.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

277-56-BZ

APPLICANT—Morris Kweller, for The Liberty Sackman Corp., owner.

SUBJECT—Application April 11, 1956—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, DD area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales, with less than the required setback.

PREMISES AFFECTED—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Kweller.

For Opposition: Edward S. Lentol and Robert I. Greenberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the Board is of the opinion that the site is inadequate in size for occupancy as a gasoline service station; and

WHEREAS, the applicant requested to withdraw his application.

Resolved, that the application be and it hereby is withdrawn.

607-56-BZ

APPLICANT—Spencer L. Eddy, for Harry and Benjamin Neisloss, and Benjamin Braunstein, trustees (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use, F area district, the erection of a gasoline service station, lubricatorium, auto laundry (non automatic), minor auto repair shop with hand tools only, parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—29-30 Union street, west side, 189.24 ft. north of 31st road, Block 4343, Lot 105, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. I. Isaacs.

For Opposition: L. Feibenbaum and Dr. Gerald J. Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the premises were inspected by a Committee of the Board; and

WHEREAS, the applicant requested the withdrawal of the application due to the change in ownership respecting certain trustees and that the lessee, Esso Standard Oil Company, was unable to obtain a revised lease because of the fact that two of the trustees are not available.

Resolved, that the application be and it hereby is withdrawn.

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A (j) and 21 of the zoning resolution, to permit in a business use, B area district, the change of occupancy from public garage, wholesale drugs and storage, to manufacturing wholesale drugs, receiving, shipping and storage with less than the required loading area.

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 13, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 23, 1956 after due notice by publication in the Bulletin; laid over to November 20, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1¼ height district; Jerome avenue is in business and unrestricted use, B area, class 1¼ height districts; East Van Cortlandt avenue is in business and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 31, 1955 acting on Alt. Applic. 760-55, reads:

"3. Loading berth does not conform to Sect. 19-A(h)(2) of the Zoning Resolution. Height as shown not acceptable.

4. Provide loading berth conforming to Sect. 19-A(e)(1) of the Zoning Resolution, accessible to both occupants of building."

and

WHEREAS, the applicant states that the premises consist of a plot, 355.36 ft. frontage by 200 ft. in depth, irregular, presently developed with a class 1 building, basement and one story in height, having a frontage of 355.36 ft. on Jerome avenue and 200 ft. on East Van Cortlandt avenue; that the building is composed of two units; that unit No. 3200 Jerome avenue was originally erected under N.B. 2333-27 and certificate of occupancy N.B. 429-28 was issued for a public garage; that unit 3220 Jerome avenue was originally erected under N.B. 2334-27 and certificate of occupancy No. 726-1928 was issued for a public garage; that both units were also erected under a variance granted by the Board under Cal. No. 212-27-BZ permitting public garages; that subsequently building No. 3200 Jerome avenue was altered under Alt. Applic. 642-50 and certificate of occupancy No. 8051 was issued to use the basement and first floor as a pharmaceutical warehouse; that at the present time building No. 3200 Jerome avenue is being used in the basement for the storage, receiving and shipping of wholesale drugs and the first floor for the storage of wholesale drugs; that an opening has been cut through the separating walls of buildings 3200 and 3220 Jerome avenue on the first floor so that the first floor of building No. 3200 Jerome avenue is used for the storage of wholesale drugs in connection with the storage of wholesale drugs in building No. 3200 Jerome avenue; that it is proposed to maintain the above

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present uses and convert the basement of building No. 3220 Jerome avenue from a garage to manufacturing use; that it is also proposed to continue all present uses; that the proposed uses are conforming uses in the present business use district; and

WHEREAS, the applicant states that the loading berth as provided for the proposed manufacturing in the basement of building No. 3220 Jerome avenue is 12 ft. wide and 9 ft. high and does not conform to section 19-A(h)(2) in that it should be 14 ft. high, but said section 19-A clearly relates to "buildings hereafter constructed" and not to buildings converted from one use to another; that the area of this basement floor is only 10,000 sq. ft. and said area having no connection with the 1st floor and no connection with building No. 3200 Jerome avenue at the basement level, and being only 10,000 sq. ft. in area, should not require a loading berth; that in any event section 19-A(e) only requires a loading berth for a floor area of 15,000 sq. ft.; that the present loading berth as proposed with a height of 9 ft. is ample for receiving and shipping and as this basement floor is partly below grade, it would be impossible to gain a higher height without raising the floor above and thereby destroying said area above; and

WHEREAS, the applicant contends that when building No. 3200 Jerome avenue was converted from a garage to its present wholesale drug storage use under Alt. Applic. 642-50, the building code under section 19-A only required a loading berth for buildings having a floor area of 25,000 sq. ft., and the building in question having only 20,000 sq. ft., no loading berth was required; that subsequently 10,000 sq. ft. of floor area was added in building No. 3220 Jerome avenue at the first floor level but the building code under section 19-A as amended only requires a loading berth for the additional area only if it equals 15,000 sq. ft., so that no loading berth should be required at this time; that the entire 30,000 sq. ft. of floor area now devoted in both buildings to the wholesale storage, receiving and shipping of drugs is under one tenancy and proposes to continue its receiving and shipping through the present sidewalk loading and rapid conveyor system extending to two such sidewalk loading spaces; and

WHEREAS, the applicant states that the present owner has held title to lot No. 36 since February 9, 1951 and to lot No. 45 since February 24, 1955; that the assessed valuation of land is \$65,000 and of the buildings \$140,000 making a total of \$205,000; that the buildings were erected in 1928; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and the committee has noted that Jerome Avenue, at this point, is not a heavily trafficked street, and also that the shape of the building precludes the construction of the required loading berth, and that the building throughout is sprinklered and recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision (j) of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 19A(j) to omit the loading berth as required by Section 19A, and to permit the method of loading and unloading as proposed and as indicated on plans filed with this application marked "Received November 15, 1955", 7 sheets, and to permit curb cuts, as proposed, opposite such loading spaces; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto other than as amended this day under Cal. No. 247-52-A, Vol. III; that the building throughout shall be protected with a sprinkler system as proposed and as shown on such plans cited above; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster Hutton Co., Harry and Isadore Glasser and Louis Ricklin, owners (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened December 13, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—egress and curb (driveway).

PREMISES AFFECTED—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated October 31, 1955, on Alt. App. 760-55 reads:

"1. Provide 2 means of egress from the 1st floor conforming to Sect. 270 of the Labor Law:—

(a) stair as provided does not conform as treads are only 9¾" wide instead of 10".

(b) stair as provided does not conform as stair does not extend to the roof.

(c) ramp as provided does not conform as same has a slope of 1 ft. in 6 ft. instead of 1' in 8'.

"2. Means of egress provided do not conform to Sect 270(3b) of the Labor Law.

"5. Curb cut approval for sidewalk loading and unloading not permitted Sect C26-228(6) A. C."

and

WHEREAS, the applicant states the building is one story and basement, 22 ft. and 23 ft. 4 in. in height, 355.36 ft. front by 200 ft., irregular, in depth, of fireproof construction, erected 1928, located in a business use, B area, Class 1¼ height district, and used and occupied since 1950 as follows—cellar—boiler room; basement—garage and wholesale drugs, 8 persons; 1st floor—storage of wholesale drugs, 20 persons; and now proposed to be used and occupied as follows—cellar—boiler room; basement—manufacture and storage, receiving and shipping of wholesale drugs, 20 persons; 1st floor—storage of wholesale drugs, 20 persons; and

WHEREAS, Certificate of Occupancy #726 was issued against N.B. App. 2334-27 describing the building as two story, brick construction, and permitting its use as a public garage, this certificate refers to premises at the east side of Jerome Avenue, 200 ft. north of Van Cortlandt avenue; and

WHEREAS, Certificate of Occupancy #8051 issued November 3, 1950 for premises 3200 Jerome avenue, northeast corner of Van Cortlandt avenue, located on lot 36 in block 3323, describes the building as fireproof and permits the following use and occupancy—cellar—on ground, boiler room; basement, on ground and 120 lb. liveload, pharmaceutical warehouse and office, 13 persons; 1st floor—120 lb. liveload, pharmaceutical warehouse, 10 persons; this certificate bears the notation, "Fire Department approval of fire extinguishing equipment received;" and

WHEREAS, the applicant has filed copy of Order No. 82564LC issued by the Fire Commissioner February 5, 1951 and repeated in a decision of the Fire Commissioner dated March 11, 1952, refusing to issue a permit to conduct a wholesale drug store at these premises since the building is not equipped with a fire extinguishing system approved by the Commissioner (Sect. C19-136.0.4); and

WHEREAS, the applicant states that there is an approved standpipe system in the building at 3200 Jerome avenue only and that a one-source sprinkler system is being installed in the premises; that the building is equipped with one 3 ft. 8 in. wide steel stair fireproof enclosed, equipped with

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fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof and that there are two fire escapes on the front extending to street by ladder and windows and doors on the course of the fire escapes are fireproof self-closing; and

WHEREAS, the applicant states that the premises are developed with a class One building, basement and one story in height, 355.36 ft. on Jerome avenue and 200 ft. on East Van Cortlandt avenue composed of two units; #3200 Jerome avenue was erected under NB 2333-27 and certificate of occupancy 429-28 was issued for a public garage; Unit #3220 Jerome avenue was erected under #2334-27 and certificate of occupancy 726-28 was issued for a public garage. Both units were also erected under a variance granted by the Board under Cal. No. 212-27-BZ; that 3200 Jerome avenue was altered under alt. 642-50 and certificate of occupancy 8051 was issued to use the basement and first floor as a pharmaceutical warehouse; that 3200 Jerome avenue is now being used in the basement for storage, receiving and shipping of wholesale drugs and first floor for the storage of wholesale drugs. An opening has been cut through the walls of 3200 and 3220 Jerome avenue on the first floor and the first floor of 3220 Jerome avenue is used for the storage of wholesale drugs in connection with the storage of wholesale drugs in building 3200 Jerome avenue; that it is proposed to maintain the present uses and convert the basement of 3220 Jerome avenue to manufacturing; the first floor of the combined buildings are used for the storage of wholesale drugs and not factory; factory use only occurs in the basement of 3200 Jerome avenue in which the Building Department construes the receiving and shipping of wholesale drugs as a factory use and in the basement of 3220 Jerome avenue which is to be used for true manufacturing and would come under the Labor Law, but the basements of both 3200 and 3220 Jerome avenue have ample and direct exit to the street in full conformity to the Labor Law; and

WHEREAS, the applicant contends as to Objection 1(a) that the first floor should not come within the Labor Law as it is only used for storage; that the stairs have $9\frac{3}{4}$ in. treads in lieu of 10 in. as required, a capacity of 68 persons for a building having sprinkler system and the proposed occupancy is only 20; and

WHEREAS, the applicant contends as to objection 1(b) that section 272(2) as amended effective January 1st, 1956 exit stairs need not extend to the roof in buildings not over two stories high erected after October 1, 1913; and

WHEREAS, the applicant contends as to objection 1(c) that the ramp proposed for secondary exit in 3220 Jerome avenue has a slope of 1 ft. in 6 ft. in lieu of 1' in 8' as provided under the Labor Law. The doors at the base of the ramp will be replaced with one 3'-8" wide door opening out; this 3 ft. 8 in. wide door will have a capacity of 100 persons and the first floor has an occupancy of 20 persons; the building is fireproof and is fully equipped with an automatic sprinkler system; in addition the first floor has exit through two 3 ft. 4 in. wide fire escapes and sliding drop ladders on the Jerome avenue front; and

WHEREAS, the applicant contends as to Objection 2, that the only point in the first floor more than 150 ft. from an exit occurs at the corner of the building at Jerome avenue and East Van Cortlandt avenue and said excess will be 15 ft.; this 15 ft. of floor space has exit to a 3 ft. 4 in. wide fire escape and sliding drop ladder through a lift up portion of the conveyor system; and

WHEREAS, the applicant contends as to objection 5 that the curb cuts and sidewalk loading have been used for the past five years for the sidewalk receiving and shipping; the openings adjoining said loading are equipped with a conveyor system for fast loading and unloading so that the trucks are not maintained on the sidewalk for any great length of time; said sidewalk loading is no more hazardous than the former garage entrances; there is no pedestrian hazard at this point as the entire block front is occupied by a garage and a gasoline station; the adjoining block east of the site is occupied by a gasoline station; the corner of

the adjoining block is occupied by a garage; the entire frontage of Jerome avenue directly opposite the site and extending for 863 ft. in block 3251, lot 401 is occupied by the Department of Water Supply, Gas & Electricity; lot 420 in the same block is a railroad yard; therefore, as shown there are no uses within this area which would cause pedestrian travel and therefore very little pedestrian hazards could exist; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 760-55, Objection No. 1, 2 and 5 and that the appeal be and it hereby is *granted*, on condition that the exits as proposed throughout the building shall be maintained as proposed and as indicated on plans filed with Cal. No. 212-27-BZ, Vol. II, as approved this day under resolution adopted; and to permit curb cuts as may be necessary for reaching the loading and unloading spaces, as to Objection No. 5.

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II —re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: W. L. Nemick.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 8, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, at request of attorney for objectors, applicant concurring; then to December 11, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Albany avenue are in a business use, D area, class 1 height district; Glenwood road is in an unrestricted use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 12, 1956 acting on N.B. Applic. 149-56, reads:

"1. Proposed building and premises, in a business zone, to be used for gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only & parking of motor vehicles awaiting service is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 95 ft. in depth, now vacant; that it is proposed to erect a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair

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shop with hand tools only and parking of motor vehicles awaiting service; and

WHEREAS, the applicant states that the property was acquired by the present owner by deed recorded May 13, 1954, but prior to that time it was owned by an affiliated corporation who acquired title to a portion of it on January 13, 1951 and the remainder on May 16, 1952; that the property is located within a business use district; that however, the adjoining property to the east is located within an unrestricted district and is now improved with a gas station; that this use occupies the remainder of the block front on Glenwood road; that the property on the opposite side of Glenwood road, that is, the southerly side, is improved with uses commonly found only in unrestricted districts; and

WHEREAS, the applicant contends that the subject premises, hemmed in on the east by the gas station and on the north by a one story factory building erected on the lot line, is not adaptable for use in conformity with present zoning and that the application should, therefore, be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since May 13, 1954 and that the assessed valuation of lot 7 is \$4,600 and of lot 9, \$3,800 making a total of \$8,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which noted that a gasoline station adjoins and there is one in the block to the east; also that the block is partly unrestricted, and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received April 6, 1956, 3 sheets, and "December 3, 1956", 1 sheet, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets; that any structure or use now on the site shall be removed; that the accessory building shall be faced with face brick on all sides, except the north which may be of common brick, painted or stuccoed, shall have no cellar and shall be of the design and arrangement shown on such plans except that doors to toilets shall be arranged so as not to be contiguous; that along the interior lot lines, where walls of adjoining buildings do not occur, there shall be erected a chain link fence of the woven wire type, erected on a masonry base to a total height of not less than 5 ft. 6 inches; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building lines; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to two on Glenwood road each 30 ft. in width, located where shown, and two of similar width, on Albany avenue; that at the intersection, the building line, there shall be erected a block of concrete not less than 12 in. in height, extending for 5 feet along each street; that sidewalks and curbing abutting the site shall be repaired or reconstructed to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the premises, where not occupied by accessory building, pumps and planting, shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the accessory building facing Albany avenue and the illuminated globes of the gasoline pumps, excluding all roof signs and temporary signs, but permitting the erection at the intersection of a post standard to support a sign which may have two leaves and which may be illuminated, advertising only the brand of gasoline and permitting such sign to extend beyond the building line not more than 4

feet; that under section 7i there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building; that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Felco Realty Corp., owner (Knapp Auto Bodies Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a retail zone and partly in a residence zone, the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and to permit the location of a business entrance within 75 ft. of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue and 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 9, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and residence use C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 15, 1955 acting on Alt. Applic. 564-55, reads:

"1. Proposed increase in area of an existing non-conforming use, and change of such use within the retail portion of a lot, partly in a retail zone and partly in a residence zone, for the purpose of a boiler room, storage garage, body & fender work, spraying & painting, welding, storage of paint & parking in open rear yard of motor vehicles or trucks waiting for service, brake service, showroom for display & installation of auto seat covers, stores & offices is contrary to Art. II Sec. 4A of the Zoning Resolution.

2. Proposed business entrance within 75 ft. of an abutting residence use district is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 205.04 ft. frontage by 93.69 ft., irregular in depth, on which is located a one story building 205 ft. by 75 ft. in area, occupied as a five car garage, brake service, show rooms, office, etc.; that it is proposed to occupy the building as a storage garage, body and fender works, painting and spraying, welding, storage of paint and parking of motor vehicles waiting for service; and

WHEREAS, the applicant states that the buildings on the premises were originally erected under N. B. Applic. 6190-1930 and N. B. Applic. 6191-1930; that this application does not concern the building erected under N. B. 6190-1930 for which certificate of occupancy No. 46081 has been issued, the permitted use being brake service, store and office and the location of the building being the southeast corner of Hillside avenue and 181st street; that this application is

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solely concerned with the structure erected under N. B. 6191-1930, the location of which, under certificate of occupancy No. 46082, is given as Hillside avenue, south side, 125 ft. east of 181st street; that the permitted use under that certificate of occupancy is for five car garage, stores and showroom; that it is proposed to use the cellar of this building and the rear yard adjacent thereto for the additional uses above enumerated; that the entrance to this cellar is through a driveway on the east side of 181st street, immediately southerly of the corner building; that the cellar floor and the yard which is proposed to be used for the parking of motor vehicles, is 12 ft. below grade; and

WHEREAS, the applicant contends that the irregular nature of the tax block and of the tax lot, as well as their topographical aspects, make the proposed uses very feasible without being detrimental to the adjoining properties; that all work proposed to be carried on will be in accordance with the applicable rules of the Board and all other pertinent laws, rules and regulations; and

WHEREAS, the applicant states that the present owner has held title to the property since January 16, 1951; that the assessed valuation of land is \$90,000 and of the building \$50,000, making a total of \$140,000; that the building was erected in 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted as shown on the amended plans; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e and 7A for a term of ten years to permit the erection within the building of a storage room, as now shown on revised plans marked "Received December 4 1956," one sheet; that the use of the building shall be as shown on plans marked "Received October 3, 1955," (3 sheets), and to permit the use of the unbuilt upon portion of the premises at the rear for parking and storage of motor vehicles being serviced; that such space at the rear and driveway to 181st street shall be properly paved; that a woven wire fence or walls shall be constructed on the rear lot line to the south; that there may be a curb cut at the end of such ramp at 181st street not exceeding 12 ft. in width; that in all other respects the building rear yard and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work shall be completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

433-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application reopened June 26, 1956 as Vol. III —re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the change in use of portion of the first floor from office to catering, meeting room, weddings, bar mitzvahs, music and dancing.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman for Dept. of Parks and T. H. McManus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert.

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 26, 1956 subject to regular procedure, to consider a new arrangement; and

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; laid over to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Eastern parkway are in retail and residence use, B and C area, class 1¼ height districts; Utica avenue is in a retail use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 23, 1956 acting on Alt. Applic. 576-56, reads:

"1. The change in use of portion of the 1st floor from office to catering, meeting rooms, weddings, bar mitzvahs, music & dancing, of this building, located partly in a residence and partly in a retail use district is contrary to the Zoning Res., Art. II, Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 90 ft. 7 in. in depth, presently developed with three buildings identified as A, B and C on plans submitted with this application; that it is proposed to maintain the present permissible uses of ordinary storage in the cellars of buildings A, B and C; that it is further proposed to maintain the present permissible use of stores, dining room, kitchen and restaurant on the first floor in buildings A and B and change the use of the first floor of building C to meeting rooms, catering, weddings, bar mitzvahs, music, dancing and storage; that it is also proposed to use conjunctively the uses in buildings A, B and C on the first floor; that it is proposed to maintain the second and third floors of building C, as legally permitted, as office on the second floor and one-family on the attic floor; that the frame extension on the second floor of building C will be removed; that it is further proposed to maintain the present second floor use of building A as offices and maintain the present legal roof sign on said building; and

WHEREAS, the applicant states that the premises are in a class 1¼ height district; that part of the premises within 100 ft. of Utica avenue is in a retail use district and class B area district and the balance of the premises is in a residence use district and class C area district; that as of July 25, 1916 that part of the premises within 100 ft. of Utica avenue was in a business use district and received the present use designation on March 25, 1954; and

WHEREAS, the applicant states that building A is two stories in height, of class 3 construction having a frontage of 40 ft. and a depth of 90 ft. 7 in., erected under N.B. 9413-1927 for use as follows: cellar—ordinary; 1st floor—store; 2nd floor—offices, and that certificate of occupancy No. 47343 was issued for said uses; that the building was later altered under Alt. Applic. 375-1931 and the use changed as follows: cellar—ordinary; 1st floor—seven stores; 2nd floor—private business school and five offices, and certificate of occupancy No. 63124 was issued for said uses; that the building was further altered under Alt. Applic. 3878-1943 and the use changed as follows: cellar—ordinary; 1st floor—stores; 2nd floor—offices; that no certificate of occupancy was issued for said uses; and

WHEREAS, the applicant states that building B is one story in height of class 3 construction, with a frontage of 40 ft. and a depth of 90 ft. 7 in.; that the first available records of the department of buildings indicate Alt. Applic. 13618-1836 for use as follows: 1st floor—restaurant, for which certificate of occupancy No. 82754 was issued; that the building was later altered under B.N. 8670-1937 and the use changed as follows: cellar—ordinary; 1st floor—restaurant and beauty parlor, for which certificate of occupancy No. 83579 was issued; that the building was further altered

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under Alt. Applic. 3200-1943 and the use changed as follows: cellar—store; 1st floor—restaurant, for which certificate of occupancy No. 110161 was issued; and

WHEREAS, the applicant states that building C is 2½ stories in height, of class 3 construction, with a frontage of 28 ft. and an irregular depth of 120 ft. 4 in., erected under N.B. 2731-1913 for use as follows: cellar, 1st and 2nd floors and attic—dwelling for one family, and no certificate of occupancy was issued; that the building was later altered under Applic. No. 9098-1920 and the use changed as follows: one family and doctor's office, for which no certificate of occupancy was issued; that the building was further altered under Alt. Applic. 8639-1922 and the use was changed to one family and medical treatment rooms, for which no certificate of occupancy was issued; that the building was further altered under B. N. 3123-1943 and the use changed as follows: cellar—ordinary; 1st floor—offices; 2nd floor—office; attic—one family, and certificate of occupancy No. 103702 was issued; that the roof sign on building A was erected under Applic. No. 1213-1938; and

WHEREAS, the applicant states that the buildings are presently occupied as follows:—building A: cellar—ordinary; 1st floor—stores and dining room in conjunction with restaurant in building B; building B: cellar—ordinary; 1st floor—restaurant in conjunction with dining room in building A; building C: cellar—ordinary; 1st floor—offices; 2nd floor—offices; attic—one family; and

WHEREAS, the applicant states that building C is partly in a retail use district and partly in a residence use district and therefore it is only proposed to extend the allowable use of catering, meeting rooms, weddings, bar mitzvahs, music and dancing permitted in part of the first floor of building C, to the entire first floor of said building; that the first and second floors of this building, partly in residence and partly in a retail use district are occupied as offices, which is a business use and was originally established under Alt. Applic. 3997-1914 before the zoning ordinance was established; that the proposal will only replace a present non-conforming legal use; and

WHEREAS, the applicant contends that there are to be no signs on the building within the residence zone advertising the proposed use and therefore no indication to the community that such a use is being conducted; that as the outward residential character of the building is not being changed, the community will not be affected; and

WHEREAS, the applicant states that the present owners have held title to lot 1 since March 28, 1910; lot 76—December 5, 1945 and to lot 78 since January 15, 1951; that the assessed valuation of land is \$145,500 and of the buildings \$99,500 making a total of \$245,000; that the buildings were erected in 1913, 1927 and 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the inclusion of the existing building in connection with the lawfully existing uses in buildings to the west, to permit the continuance on the second floor for the use previously lawfully permitted, and to permit the use of extension of the first floor, substantially as indicated on plans filed with this application, marked "Received June 12, 1956," 5 sheets, *on condition* that there shall be no windows facing the yard and passageway to the street on the first floor, as indicated on plans marked "proposed conditions"; that the building shall not be increased in height or area and shall comply in all respects applicable thereto other than as modified this day by resolution adopted by the Board under Cal. 455-56-A; that all music shall be with stringed instruments only; that dancing shall be only in connection with weddings and social functions held on the premises; and that all permits required

shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

455-56-A

APPLICANT—Lama, Proskauer and Prober, for Park Utica Realty Corp., Anna Spiegel and Belle May Dattelbaum, owners.

SUBJECT—Application June 12, 1956—Appeal from a decision of the borough superintendent, re public occupancy, Class 3 construction, re exit stairs, etc.

PREMISES AFFECTED—1125-1137 Eastern parkway and 269-279 Utica avenue, northeast corner, Block 1391, Lots 1, 76 and 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klerert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 23, 1956, on Alt. App. 576/56 reads:

"2. The change of use from business to public occupancy, meeting rooms, of this 3 sty. Class 3 building is contrary to Sect. 4.2.1 of the Bldg. Code.

3. The exit stairs from the 2nd floor business use should be enclosed in 3 hr. partitions with all doors ¾ hr. fire resistive as required by Sect. 6.4.18.1 of the Bldg. Code."

and

WHEREAS, the applicant states the building is 1 and 2 stories, 14 and 32 ft. in height, 120 ft. by 90 ft. 7 in. in depth at street level; 28 ft. and 40 ft. front by 59 and 90 ft. in depth at typical floor level, Class 3 construction, erected in 1927, 1936 and 1913, on a lot 120 ft. front by 90 ft. 7 in. in depth, in a retail and residence use, B and C area, Class 1¼ height districts; used and occupied since 1913, 1927 and 1936: cellar—ordinary storage; 1st floor—stores, offices, dining room and restaurant, 350 persons; 2nd floor—offices, 52 persons; 3rd floor—one family dwelling; now proposed to be occupied: cellar—ordinary storage; 1st floor—stores, catering, meeting rooms, weddings, Bar Mitzvahs, music and dancing, 190 persons; 2nd floor—offices, 52 persons; 3d floor—dwelling, 1 family; that the building is provided with two 3 ft. 8 in. wide interior wood stairs, enclosed in partitions of wood studs, lath and plaster, equipped with wood doors; stairhall leads direct to street but not to roof; and

WHEREAS, Certificate of Occupancy 110161 issued March 31, 1944, against Alt. App. 8670/37 and P. A. App. 283/44 for premises 1131-1137 Eastern Parkway, north side, 40 ft. each of Utica avenue, Block 1391, lot 78, permits the following occupancy: cellar—storage; 1st floor—restaurant, 350 persons; and Certificate of Occupancy #103702 issued December 12, 1941 against B. N. 3123/41 for premises 1135-1137 Eastern parkway, north side, 80 ft. east of Utica avenue, Block 1391, lot 75, permits the following: cellar—ordinary use; 1st floor—offices; 2nd floor—offices; attic—one family; and

WHEREAS, the applicant states the premises are developed with three buildings; Building A is 2 stories, Class 3 construction, 40 ft. front by 90 ft. erected under N. B. 9413/27 for use as follows: cellar—ordinary use; 1st floor—store; 2nd floor—offices and Certificate of Occupancy #47343 issued thereon; that the building was altered under Alt. 375/31 and the use changed as follows: cellar—ordinary; 1st floor—seven stores; second floor—private business school and five offices, and Certificate of Occupancy #63124 issued for said uses; that the building was further altered under Alt. App. 3878/43 and the use changed as follows: cellar—ordinary; 1st floor—stores; 2nd floor—offices and no certificate of occupancy issued for said uses; that Building B is 1 story, Class 3, 40 ft. front by 90 ft., altered under Alt.

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13618/36 for use of the 1st floor as a restaurant and certificate of occupancy #82754 issued for such use; later altered under B. N. 8670/37 and the use changed as follows: cellar—ordinary; 1st floor—restaurant and beauty parlor, for which certificate of occupancy #83579 was issued; and against altered under Alt. App. 3200/43 and the use changed to—cellar, store; 1st floor—restaurant and certificate of occupancy 110161 was issued for such use; that Building C is 2½ stories in height, Class 3, 28 ft. front by 120 ft. 4 in. in depth, erected under N. B. 2731/13 for use as a one-family dwelling, for which no certificate of occupancy was issued; that this building was altered under Alt. App. 3997/14 for use as follows: 1st and 2nd floor—offices; attic—one family, for which no certificate of occupancy was issued; and again altered under Alt. App. 9098/20 and the use changed to one family and doctor's office, without a certificate of occupancy and further altered under Alt. App. 8639/22 and its use changed to one family and medical treatment rooms, for which no certificate of occupancy was issued, and again altered under B. N. 3124/43 for use as follows: cellar—ordinary; 1st and 2nd floors—offices; attic, 1 family for which certificate of occupancy 103702 was issued; and

WHEREAS, the applicant states that the roof sign erected on Building A was erected under App. 1213/38; and that this building is now used and occupied as follows: cellar—ordinary; 1st floor—stores and dining room in conjunction with restaurant in Building B; 2nd floor—offices; Building B—cellar—ordinary; 1st floor—restaurant in conjunction with dining room in Building A; Building C—cellar, ordinary; 1st floor—offices; 2nd floor—offices; attic—one family and

WHEREAS, the applicant states it is now proposed to maintain the existing permissible uses of ordinary storage in cellars of Buildings A, B and C to maintain the present permissible use of stores, dining room, kitchen and restaurant on first floor of Buildings A and B and to change the use of 1st floor of Building C to meeting rooms, catering, weddings, Bar Mitzvahs, music and dancing and storage, and also proposed to use conjunctively the uses in Buildings A, B and C on the 1st floor; that the 2nd and 3d floors of Building C will be maintained as legally permitted for offices on 2nd floor and one family on the attic floor; that the frame extension on 2nd floor of Building C will be removed; it is proposed to maintain the existing 2nd floor use of Building A for offices and maintain the legal roof sign on this building; and

WHEREAS, the applicant contends as to Objection 2, that the portion of the building over 20 ft. in height will be occupied for the same uses, namely, offices on second floor and one family dwelling in the attic; that as these legal uses are not being changed on the upper stories, no greater hazard is introduced and the public use will be confined to the first floor, the ceiling of which is only 15 ft. above grade; and

WHEREAS, the applicant contends as to Objection 3, that the offices on the second floor are now legal as are the existing exits; that although a public use is being introduced into the first floor, no public use will be introduced into the upper floors, and therefore as the present legal offices will be maintained, the present exits are considered ample; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated May 23, 1956, acting on Alt. App. 576-56, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of the building and the continuance of exits as enclosed and with doors, as proposed and shown on plans filed with the Board under Cal. No. 433-41-BZ, Vol. III, resolution as to which has been adopted this day; that in all respects the building shall comply with all laws and rules applicable other than as herein permitted; that the building shall not be increased in height or area other than as proposed; that such portable

fire fighting appliances shall be maintained as the Fire Commissioner shall require.

421-49-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, the proposed extension of a gasoline service station, office, car washing, lubritorium, parking and storage of more than 5 cars.

PREMISES AFFECTED—46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: Edward Hoffman for Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 21, 1956, subject to regular procedure, to consider extension of use and area; and

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; laid over to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, C and D area, class ¾ and class 1 height districts; 47th avenue is in business and residence use, C area, class ¾ and class 1 height districts; 108th street is in a business use, C area, class ¾ and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 5, 1956 acting on Alt. Applic. 1313-56, reads:

"1. Premises is located partly in a residence and partly in a business use district. Proposed extension of gasoline service station, office, car washing, and lubritorium and parking and storage of more than 5 cars, by use of premises located in a residence use district, by use of premises located in a residence use district is contrary to Article II section 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 375 ft. in depth, on which is located a gasoline service station, car washing, lubritorium, minor repairs, parking and storage of more than five cars; that it is proposed to secure a variance for a term of five years to permit the use of the vacant portion of this lot, which is zoned for business use for 100 ft. from 108th street, and the balance residence, to be used for parking and storage of more than five cars; and

WHEREAS, the applicant states that this entire square block was zoned unrestricted until May 1, 1936 at which time the 108th street front was changed to business, 1 time height and C area, and the balance of the frontage on 47th avenue and on 109th street was changed to residence use, with 1 time height and C area on 47th avenue and ¾ time height and D area on 109th street, but there has not been any new residential construction there; and

WHEREAS, the applicant contends that immediately adjoining to the north in block 2002, lot 1, is a storage garage, gas station and repair shop, and on the block to the south in block 2003, lot 1, is a gas station, motor vehicle repair shop with parking of cars granted by the Board under Cal.

MINUTES

No. 787-50-BZ; that directly north of the proposed parking area there is a motor vehicle repair shop in block 2002, lot 5 and lot 8 contains a garage; that on the south side of 47th avenue in block 2003, lot 6, is an ice distributing station; that directly across on 108th street, opposite the premises under appeal, is a truck garage, block 1990, lot 47, with storage and parking of trucks on lots 41 and 44; that there has been a steady increase in the ownership of automobiles in this neighborhood; that many of the small homes have no garage and those that exist are in many instances too small to accommodate the cars now being manufactured, and there is a demand for off street parking by many car owners; that the vacant balance of this plot facing 47th avenue, which has not been cut through or paved, is an eyesore to the neighborhood, and in spite of the owners to prevent it is used for unauthorized parking and dumping of rubbish; that there is to be no opening or driveway on 109th street which faces the rear of a playground which has its entrance near the northeast corner of 46th avenue and 111th street; that there is a service entrance to the playground on 109th street, which is kept closed with chain and lock; and

WHEREAS, the applicant states that the present owner has held title to the property since July 10, 1948 and July 14, 1953; that the assessed valuation of land is \$40,150 and of the building \$15,000 making a total of \$55,150; that the building was erected in 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7c to permit the premises to be occupied for the parking and storage of motor vehicles, as accessory to the existing gasoline station, but not as an extension of use thereof, substantially as proposed and indicated on plans filed with this application, marked "Received January 17, 1956", 3 sheets, "August 2, 1956", 1 sheet and "November 28, 1956", 1 sheet, *on condition* that all buildings and uses except the existing gasoline station on the 108 street portion of the plot shall be removed and the site leveled substantially to the grade of the abutting streets, surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that there shall be erected on all lot lines except along the northerly line where buildings of adjoining premises occur and the portion occupied by the gasoline station, a woven wire fence of the woven wire chain link type not less than 5 ft. 6 in. in height with no openings therein to 109th street and no openings to 47th avenue nearer than 200 feet to the corner of 109th street; that there may be two openings to 47th avenue except in the distance proscribed with curb cuts opposite not over 15 ft. in width each; that the sidewalks and curbing abutting the site shall be constructed by this owner to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the fence at the entrance of the parking lot portion of plot, advertising only the use, the rates charged and such other information as the commissioner of licenses may require; that such sign shall not exceed 15 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

298-50-BZ—Vol. II

APPLICANT—Lawrence M. Rothman, for Efram Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed erection and maintenance of a 1 story extension to a business building which extends from business into residence use district.

PREMISES AFFECTED—326-328 East 149th street, south side, 222 ft. west of Courtlandt avenue and 325-331 East 148th street, Block 2330, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham Brandinger and M. A. Freeman.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings, C. J. Cammarata, N. Y. City Housing Authority and John I. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 24, 1956 subject to regular procedure, to consider extension of area; and

WHEREAS, a public hearing was held on this application on December 11, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, B area, class 1½ height district; East 149th street and East 148th street are in residence and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1956 acting on Alt. Applic. 1104-55, reads:

"1. The proposed extension into the residence portion of a premises located partly in business and partly in residence district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 193 ft. in depth, on which is located a one story building of class 3 construction, 75 ft. front by 193 ft. in depth, occupied as retail store and bank; that it is proposed to erect and maintain a one story extension 34 ft. by 75 ft. to existing building, which would extend from business into residence use district; and

WHEREAS, the applicant contends that the needs of the bank are increasing and in order that it may render the services necessary to its clientele, additional space is required; that the nature and design of the present structure makes it mandatory that an extension be over the area presently occupied as loading dock, fronting on East 148th street; that the drawings submitted indicate that the loading dock will be maintained, except that instead of an open area, it will be within the building; that the open loading dock had a disadvantage in that children have climbed over and broken the wall, gates and chain and been generally destructive in this area; that the proposed extension will eliminate this condition; that the 148th street front will be used as presently, for loading dock, entrance to service area and exits from both units of the building; that East 149th street is in a business use district and East 148th street in a residence use district; that prior to November 19, 1946 this plot was entirely in an unrestricted district; that the general use of East 148th street is still of a non-conforming nature; and

WHEREAS, the applicant states that the present owner has held title to the property since April, 1950; that the assessed valuation of land is \$70,000 and of the building \$110,000 making a total of \$180,000; that the building was erected in 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e to permit for a term of twenty years the extension of the building occupied as a bank, substantially as proposed and as indicated on plans filed with this application marked "Received March 15, 1956", 3 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the building and occupancy; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

906-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from parking and storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles, proposed show windows, signs, curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: A. Russmann.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 17, 1956 subject to regular procedure, based on alleged new facts, namely, lease with an automobile agency, Atlantic Packard Corporation, and new showroom for the agency; and

WHEREAS, a public hearing was held on this application on September 18, 1956 after due notice by publication in the Bulletin; laid over to October 30, 1956, at the request of applicant and objectors; no further requests for adjournment considered; then to November 20, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 3rd avenue are in a retail use, C area, class 1¼ height district; 81st street is in retail and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1955 acting on N.B. Applic. 2186-55, reads:

"1. The change of use from parking & storage of motor vehicles to auto showroom, new and used cars, gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking & storage of motor vehicles in a retail use district is contrary to Art. II, Sec. 4-A of the Zoning Resolution.

"2. The proposed signs, show windows and curb cuts facing 81st street are within 75'-0" of a residence use district and are contrary to Art. II, Sec. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109 ft. 4 in. frontage by 100 ft. in depth, presently being used for the parking and storage of more than five

motor vehicles installed under application number 537-41 and granted by the Board under Cal. No. 215-42-BZ for a period of two years; that this use has been continued by permission of the department of buildings under certificate of occupancy No. 122853; that it is proposed to develop the site with an automobile show room for new and used cars and a gasoline service station consisting of ten 550 gallon gasoline storage tanks and six dispensing pumps; that the proposed auto showroom and accessory building will have a frontage of 68 ft., a depth of 55 ft., one story in height, of class 3 construction and will contain the conjunctive uses of car washing, storage, lubritorium and minor auto repairs; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a business use district and the present use designation became effective October 15, 1954; and

WHEREAS, the applicant contends that the proposed automobile showroom is a permissible use in the retail zone and the proposed gas station, minor auto repairs and car washing are a natural conjunctive use to said auto sales; that 3rd avenue is a main auto lane leading across Brooklyn and coupled with the large home development in the area makes the proposal in keeping and as much a required service as any permitted local retail store would be; that there are sufficient stores now in the area for public requirements so that if the owner were to develop the site with additional stores, it would not only be financially unfeasible but would work a hardship on the present stores now in the affected area, in that vacancies would develop and the sales of the present stores would drop off; that the curb cuts as proposed on 81st street are required for the efficient operation of the showroom and gas station and cannot affect the residential aspect of said street to a greater extent than the many private curb cuts in front of the private dwellings now on said street; that the proposed sign on the accessory building sets 32 ft. back of the 81st street building line and the proposed show windows set 74 ft. back of the 81st street building line, so that these proposals cannot be seen from the residence zone on 81st street and therefore cannot affect said street; and

WHEREAS, the applicant states that the present owner has held title to the property since September 5, 1950 and that the assessed valuation of land is \$17,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, and automobile showroom for new and used cars, substantially as proposed and indicated on plans filed with this application marked "Received September 27, 1955" 4 sheets, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets; that any structure or use now on the site shall be removed; that the accessory building shall be of the design and arrangement shown on such plans; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of 3rd avenue; that on the lot lines to the east where walls of adjoining buildings do not occur, there shall be erected a masonry wall not less than 5 ft. 6 in. in height and a steel picket fence erected on a masonry base 2 ft. in height, to total height of not less than 5 ft. 6 inches along the street line of 81st street for a distance of approximately 60 feet; that curb cuts shall be restricted to two curb cuts on 3rd avenue, each 30 ft. in width, located where shown, and one of similar width, on 81st street, within the first 25 ft. from the intersection, no curb cut to be nearer than 5 ft. to a street line as prolonged; that at

MINUTES

the intersection within the building line a block of concrete at least 12 in. in height, extending for 5 feet along each street shall be maintained; that sidewalks and curbing abutting the site shall be repaired or reconstructed to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed ten 550-gallon approved tanks; that the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the accessory building and the globes of the gasoline pumps, excluding all roof signs and temporary signs, but permitting the erection at the intersection of 81st street, a post standard facing 3d avenue may be erected, to support a sign, which may be illuminated, advertising only the brand of gasoline sold, and permitting such sign to extend beyond the building line not more than 4 feet; that under section 7i there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building; that under section 7h for a similar term, there may be parking of cars, provided same are so parked as not to interfere with the servicing of the station; that under Section 7A, any uses contrary thereto are hereby permitted; that working drawings of accessory buildings and arrangement of the site shall be re-studied and submitted within three months from this date; that there shall be no windows in the accessory building on the east or south; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

602-51-BZ—Vol. IV

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened September 18, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed erection of a loading platform in parking lot; proposed installation of ice machine and cooling tower on roof of west building; proposed relocation of two gasoline tanks and pump from inside of building to parking lot and proposed omission of west portion of proposed extension which is contrary to resolution of the Board of Standards and Appeals Cal. 602-51-BZ Vol. III.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and William Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on September 18, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 27, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956 for inspection and decision; in connection with Cal. Nos. 1016-55-BZ and 1017-55-BZ; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E-1 area, class ½ height district; Hermany avenue and Turnbull avenue are in business and residence use, F-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 2, 1956 acting on Alt. Applic. 295-52, reads:

"1. Proposed omission of west portion of proposed extension is contrary to the resolution of the Board. Cal. 605-51-BZ. Bul. 52, Vol. 37.

2. Proposed erection of a loading platform to be used in conjunction with an existing non-forming use in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

3. Proposed installation of ice machine and cooling tower on the roof of the west bldg. is contrary to Art. 2 Sec. 3 of the Z. R.

4. Proposed removal of two gasoline tanks and pump from inside of bldg. (legal non conforming use) to new location on parking lot and the installation of two additional gasoline tanks in a Residence use district is contrary to Art. 2, Sec. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 183 ft. frontage by 206 ft. in depth, consisting of a 75 ft. by 103 ft. two story and cellar building on plot 75 ft. by 206 ft. used as a milk pasteurization and bottling and distribution plant, and an adjoining plot to the west 108 ft. by 206 ft. used as a parking lot and motor vehicle repair shop for milk delivery trucks; and

WHEREAS, the applicant states that the building was erected in 1931 when the zone was unrestricted, and since then the zone has been changed many times and is now residence, E-1, ½ zone; that however, the character of the neighborhood has not changed since 1931; and

WHEREAS, the applicant states that the present owners bought the milk plant in 1951 and as soon afterwards the adjoining land to the west (lots 19 and 21) for proposed parking and storage of their milk delivery trucks; that an application was made with the Board and a variance granted under Cal. No. 602-51-BZ, Vol. I on February 13, 1952 to allow the proposed parking for a period of three years, subsequently extended for five more years in 1955; that on September 16, 1952 the above calendar number was reopened as Vol. II and the Board granted variance under 7c to allow the vertical extension of the one story wing to the east for offices and the one story wing to the west for storage; that on June 12, 1956 acting on Vol. III the Board granted for a term of about four years permission to alter and extend the four car garage on the parking lot into a motor vehicle repair shop for owners' milk delivery trucks; that this application is a request for an amendment to Vol. II; that the east portion was completed and a temporary certificate of occupancy No. 12501 was obtained on June 15, 1953; that the west portion extension was not erected (see Alt. Applic. 295-52, Obj. Item No. 1), but an ice machine and cooling tower erected instead (see photo No. 1 and Obj. Item No. 3); that the owners request at this time a further variance under section 7c to allow the change as noted above and the proposed removal of the interior loading platform and driveway in the first floor west portion, and the removal of the gas pump and two gas tanks from this driveway; that they wish to substitute for this an outside loading platform along the west wall on the parking lot (see Alt. 295-52, Obj. Item No. 2), and install two pumps and four tanks on the parking lot (see Obj. Item No. 4); and

WHEREAS, the applicant contends that the following explanation of the present and proposed cycle of operation at the plant will show the Board that the proposed outside loading would be quieter and better for the neighborhood than the present setup; that the pasteurization of milk is finished about 5 p. m. daily; that the 60 or 70 milk delivery trucks now parked on the lot are driven through the gate onto Hermany avenue into the west loading bay and loaded up with milk and gasoline and returned to the lot; that this operation takes place daily from about 6 p. m. to 2 a. m. in the morning; that the milk drivers appear about 4 a. m., take their trucks out of the lot and proceed on their way; that this method produces two waves of traffic and noise all night long; that the proposed method would be as follows: the erection of a loading platform outside and in the parking lot (discontinuing the interior loading and gassing up),

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would allow the loading of the milk delivery trucks without driving out on the street (the Board granted permission in Vol. III to replace the woven wire fence at front on Hermany avenue with a masonry wall); that this would be a much quieter and quicker operation and would benefit both the neighbors and the owners; that the installation of four gas tanks on the lot to replace the two tanks proposed to be removed from the building would lessen the fire hazard and would also make for quieter operations; and

WHEREAS, the applicant states that the present owner has held title to the property since April 6, 1951; that the assessed valuation of land is \$13,100 and of the buildings \$48,900 making a total of \$61,000; that the buildings were erected in 1931 and 1937; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 13, 1952, as thereafter amended by resolutions adopted through June 12, 1956 by adding thereto:

"that the alteration, as proposed, to the existing building and the removal of two gasoline tanks and pumps from inside the building to a space outside the building, where shown on plans filed with this application marked 'Received July 24, 1956', 5 sheets, may be permitted where not inconsistent with the resolution above referred to; that such resolution shall be complied with other than as herein amended; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M.

Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol.

II—re (decision of of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, the proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32. Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Z. Brinkley, E. M. Quarterman, Z. F. Dixon, Ruth Leach, F. Beckles, Virginia Foeman, Gladys Duggins and Philip Cohen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 17, 1956 subject to regular procedure, to consider a new proposal, previously withdrawn; and

WHEREAS, a public hearing was held on this application on October 23, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for decision; and for statements to be filed by objector as to parking and garage facilities in the area, and by applicant as to rent; the premises and area were previously inspected by a Committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Halsey street and Patchen avenue are in a residence use, C area, class 1 height district;

and

WHEREAS, the decision of the borough superintendent, dated August 9, 1956 acting on Alt. Applic. 4073-55, reads:

"1. Proposed change of occupancy from public garage for more than 5 cars on 1st & 2nd floors, to office, storage of new paper stock & twine on 1st floor and storage of new paper stock & mfg. of paper boxes in a bldg. located within a residence use district, is contrary to Art. 2, Sect. 3 of zone resolution.

2. Loading area to comply fully as to requirements under Sect. 19A(h) of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is now located a public garage for more than five cars, two stories in height, 50 ft. front by 98 ft. 6 in. in depth; that it is proposed to obtain a new certificate of occupancy to permit the building to be occupied as follows: cellar—boiler room and coal storage, no persons; 1st floor—office and storage of new paper stock and twine, 2 persons; 2nd floor—manufacture of paper boxes and storage of new paper stock, 3 persons; and

WHEREAS, the applicant states that originally, a one story building was constructed under N.B. Applic. 2001-1905, 25 ft. front by 90 ft. in depth, on a plot 25 ft. front by 100 ft. deep, located 225 ft. west of Patchen avenue for occupancy as automobile storage; that under N.B. Applic. 4032-1906 a one story structure, 13 ft. wide and 10 ft. deep was constructed to be used as a boiler room in conjunction with the existing garage building; that under Alt. Applic. 923-1907 the building was extended in height by the addition of a second story for use as a garage; that under Alt. Applic. 5046-1909 the building was extended in area on its easterly side 25 ft. front and 100 ft. deep, two stories, 30 ft. in height, the entire building to be used as a garage; that on July 5, 1929 certificate of occupancy No. 56809 was issued for a public garage for more than five cars (live loads shown as 120 lbs.); that on July 25, 1947 the premises was used for the storage of matches; that the Board, under Cal. No. 705-47-A, denied an appeal from a decision of the fire commissioner, which ordered the occupant to reduce the quantity of matches stored to a quantity of not more than 60 matchman's gross (14,400 matches in each gross); that on March 30, 1948 the Board, under the same calendar number voted to reopen the appeal subject to regular procedure; that on September 14, 1948 the appeal was withdrawn to permit the filing of an application for a zoning variance for change from garage use in a residence use district; that on October 15, 1953 an application was filed under Cal. No. 757-53-BZ, similar to the instant application, and an appeal was also filed under Cal. No. 758-53-A for a variance from the exit requirements; that on November 16, 1954 the application and the appeal were withdrawn after the then tenant vacated the premises; that on September 1, 1954 a 10 year lease was made with new tenants for use of the subject premises as a public garage in accordance with the certificate of occupancy; that the garage tenants remained in possession approximately 7 months and were dispossessed after failing to pay rent for a period of four months; that thereafter the premises was vacant for several months during which time vandals caused considerable damage to the property; that on September 1, 1955 the premises was leased for five years, to the present tenant, who had occupied the building at the time the previous application for a zoning variance was made; that the premises is now occupied as follows: cellar—boiler room and coal storage—no persons; 1st floor—storage of new paper stock and twine and office—2 persons; 2nd floor—manufacture of paper boxes and storage of new paper stock—3 persons; that zoning violation No. 158-55 issued September 28, 1955 is pending in the building division in that no certificate of occupancy has been secured for the present occupancy; and

WHEREAS, the applicant contends that there is no economic demand for use of the subject premises for a public garage use as the residents of the neighborhood either keep their

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cars in the street or in the nearby parking lots; that there is an economic demand for the proposed use as indicated by the fact that the owners have a tenant for such use; that the proposed use is of a kind that is a conforming use in a business, retail and restricted retail district while the public garage use is a conforming use only in a manufacturing or unrestricted use district; that the proposed use will not impede pedestrian and vehicular traffic because it will provide an off street loading berth and because it will involve less frequent crossings of the sidewalk than a public garage use; that the proposed use does not involve the storage of gas and oil; that the proposed manufacturing at the subject premises is limited to 5% of the building's total floor space and is limited to the cutting, stapling and assembling of paper stock to form paper boxes; that such manufacturing is occasional rather than steady, and has no adverse effect upon the neighborhood since it creates neither odors, dust, smoke nor gas nor noise; that the manufacturing operations are conducted by not more than three employees, and usually a lesser number; and

WHEREAS, the applicant further contends that only 63% of the Halsey street frontage between Patchen and Reid avenues is zoned and used for residence uses, while 37% of the frontage is zoned or used for other than residence use; that the block is 760 ft. long making a total frontage of 1,520 ft. on both sides of Halsey street and the four corners are zoned for business use for 100 ft., making a total of 400 ft. zoned for business use; that within the residence use district, there are three non-residence uses: two parking lots having frontages of 125 ft. and 50 ft. and the subject premises with a frontage of 50 ft., making a total of 175 ft. of residence use frontage used for other than residence purposes; that the character of the neighborhood would not be affected or changed by the granting of this application; that at premises 670-674 Halsey street, block No. 1667, Lot 35, 18 ft. east of the subject premises, granted by the Board on July 22, 1932 under Cal. No. 215-32-BZ, and thereafter extended from time to time, for which temporary certificate of occupancy No. 107700 has been issued to expire March 15, 1954; that at premises 625 Halsey street, block No. 1662, lot Nos. 59, and 61, directly opposite the subject premises, there are a two story brick stable, a one story frame shed and a lot used for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant further contends that the application conforms to the spirit of the law in that it is proposed to maintain an off street loading berth which complies with the requirements of section 19A(h) as to size and height of the loading area; that the only variation sought is to permit the continued maintenance of the existing entrance door 10 ft. in width instead of the required 12 ft. in width; that the premises was originally constructed and used for the storage of automobiles and trucks and the existing 10 ft. wide entrance door is of sufficient size to accommodate and facilitate entrance to and egress from the off street loading area for most trucks and delivery vehicles, so that there is substantially no loading or unloading at the curb; that to require the applicant to conform strictly to the width requirements for unloading berths would impose practical difficulties and unnecessary hardship upon the owner by requiring costly structural alteration of the building, benefiting no one and it is therefore requested that the Board grant a variation for the unloading berth so as to permit the maintenance of the existing entrance and exit to the required off street loading area, subject to such conditions as the Board may deem appropriate; and

WHEREAS, the applicant states that the present owner has held title to the property since July 25, 1944; that the assessed valuation of land is \$5,500 and of the building \$29,500 making a total of \$35,000; that the building was erected in 1905; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the matter has been given careful study; the committee is of the opinion there is no use presumably for the building as a garage; that the owner is entitled to some use of his building and

recommended the application be granted for a term of two years; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and Section 19A, sub. j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of two years, to permit the existing building to be occupied as proposed for the storage of new paper stock and twine, as shown on plans filed with this application, marked "Received December 15, 1955", 3 sheets, and "February 14, 1956", 1 sheet *on condition* that the building shall not be increased in height or area; that such fire-fighting equipment shall be installed as the fire commissioner shall direct; that under Section 19A, subdivision j, all loading and unloading shall be within the building, using the existing doors formerly used for the garage, as shown on such plans in lieu of an unloading berth; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto except as modified by the Board this day under Cal. 758-53-A, Vol. II, and that all permits required, including a certificate of occupancy shall be obtained and all work completed within three months from the date of this resolution.

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly

Negative

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated August 9, 1956, on Alt. App. 4073/55 reads:

"3. Provide exits from 1st & 2nd floors that comply with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 25 feet in height, 50 ft. front by 98 ft. 6 in. in depth, of Class 3 construction, erected in 1905 in a residence use, C area, Class 1 height district; used and occupied: since September 1955 as follows: 1st floor—public garage for more than 5 cars; 2nd floor—public garage for more than five cars, pursuant to Certificate of Occupancy No. 56809 issued July 5, 1929 against Alt. permit 7598/28; and

WHEREAS, the applicant states that under N.B. 2001/1905, a one-story building 25 ft. front by 90 ft. in depth was erected for use as "Automobile storage"; that under N.B. 4032/06 a one-story building 13 ft. wide 10 ft. deep was constructed as a boilerroom for the garage building; that under Alt. App. 923/07 the building was extended in height by addition of second story for use as a garage; that under Alt. App. 5046/09 the building was extended on its easterly side 25 ft. front by 100 ft. deep, such extension was 2 stories, 30 ft. in height and the entire building was proposed to be used as a garage; that Certificate of Occupancy 56809 was issued in 1929 for a public garage for more than five cars;

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and

WHEREAS, the applicant states the building is actually used as follows: cellar—boilerroom and coal storage, 0 persons; 1st floor—storage of paper stock and twine and office, 2 persons; 2nd floor—manufacture of paper boxes and storage of paper stock, 3 persons; and that the building is equipped with a fireproof, enclosed stairway 4 ft. wide from 2nd floor to street, equipped with 1-hour fireproof, self-closing doors and a 3 ft. wide fire escape with drop ladder to street on the front; that there is a concrete stairway from cellar to street, covered by a ventilated steel cover at sidewalk level; and

WHEREAS, the applicant states it is now proposed to obtain a certificate of occupancy for the present use and occupancy; and

WHEREAS, the applicant contends the existing exit facilities will adequately safeguard the occupancy of the building; that the level of the second floor is only 14 ft. above the sidewalk; that the occupancy of the first floor is limited to two persons and no manufacturing is conducted therein; that the occupancy of the second floor is limited to three persons and only a small portion used for manufacturing which is limited to the cutting, stapling and assembling of paper stock to form paper boxes; that such manufacturing is occasional rather than steady; that in a 2-story commercial building of approximately the same area with an occupancy of up to fifty persons a single stairs is considered adequate. It is therefore requested that this appeal be granted subject to such conditions that the Board may deem necessary; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 4073/55, Objection No. 3 and that the appeal be and it hereby is *granted*, to permit the existing exits, as proposed and indicated on plans filed with this appeal, marked "Received December 15, 1955", 2 sheets, *on condition* that the number of persons occupying the second floor shall not exceed three; and that the requirements of the resolution adopted by the Board this day under Cal. No. 757-53-BZ, Vol. II shall be complied with.

740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.

SUBJECT—Application October 4, 1954—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 662, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956, for further consideration after records have been obtained from the Department of Buildings and the Fire Department; applicant to file certified copy of actual lot in possession; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Kings highway are in residence and business use, C area, class 1 height districts;

Ocean parkway is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 16, 1954 acting on Alt. Applic. 2946-54, reads:

"1. Gas station, auto repairs, parking and storage of more than 5 motor cars, is contrary to Art. II Sects. 3 & 4A of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 144.23 ft. frontage by 79 ft. 11 $\frac{3}{4}$ in. in depth, irregular, on which is located a gasoline service station; that it is proposed to extend use of gasoline service station into the residence use portion of the plot; and

WHEREAS, the applicant contends that this gas station was established prior to 1925 and has been so used since then; that being that premises is partly in residence and partly in a business district, the balance of same which is not in use, is of a peculiar shape and cannot be used for any other purpose, especially as a conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since January 15, 1930; that the assessed valuation of land is \$51,000 and of the building \$60,000 making a total of \$111,000; that the building was erected in 1930; and

WHEREAS, certificate of occupancy No. 73604, dated June 7, 1934 was issued for auto laundry, office, lubritorium and 2-car garage; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions.

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit extension of the area, substantially as proposed and as indicated on plans filed with this application marked "Received October 4, 1954", 2 sheets, and "September 24, 1956", one sheet, *on condition* that all uses on the premises not proposed to be retained shall be removed and the premises shall be reconstructed and rearranged as indicated on such plans; that the entire premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that along the rear lot line there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height on a masonry base; that curb cuts shall be restricted to four curb cuts as shown, two of 30 feet in width and two 20 ft. in width; that curb cuts shall be rearranged so that no curb cuts shall be nearer than 30 ft. from the Ocean Parkway building line as projected; that the existing pumps and tanks may be continued provided that the tanks are tested by the Fire Commissioner and found to be in usable condition; that signs shall be restricted to the existing signs on the building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs and requiring the removal of the existing roof sign; that there shall be no sign erected within 30 ft. from the building line of Ocean Parkway; that any signs now existing within such 30 ft. shall be removed; that under Section 7i there may be minor repairing within the accessory building for adjustments only with hand tools; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

629-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael, Anisello and Concetta Rusciano, owners.

SUBJECT—Application July 28, 1955—(decision of the borough superintendent) under section 7c of the zoning

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resolution, to permit in a residence use district, the proposed erection of storage garage for owners' trucks and mechanical equipment in conjunction with existing buildings and uses, such as storage shed, 4 car garage, one 550 gallon buried gasoline tank, one approved pump and two dwellings.

PREMISES AFFECTED—1351-1399 Allerton avenue, north side, from Fish avenue to Seymour avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 4, 6 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Leo S. Marcus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Fish avenue and Seymour avenue are in a residence use, D and D-1 area, class 1 and class ½ height district; Allerton avenue is in residence and local retail use, D and D-1 area, class 1 and class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 20, 1955 acting on N. B. Applic. 1067-55, reads:

"1. Proposed erection of a storage garage for owners' trucks and contractors mechanical equipment with existing legal bldgs. and uses as follows: storage shed, 4 car storage garage, 1-550 gal. buried gasoline tank, 1 approved pump and two (2) dwellings on same lot and occupied by same owner on a plot located in a Residence use district is contrary to Art. 2, Sec. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100.16 ft. in depth, presently developed with seven buildings; that building No. 1 is one story in height of class 3 construction, with a frontage of 48 ft. 10 in. and a depth of 26 ft. 4 in., erected under N. B. 604-1938 and certificate of occupancy No. 7705-1950 was issued for use as storage shed and is being used for the storage of mechanical equipment; that building No. 2 is one story in height of class 3 construction, with a frontage of 48 ft. 6¾ in. and a depth of 22 ft. 6½ in., erected under N. B. 233-1927 and certificate of occupancy No. 444-1938 was issued for use as a four car storage garage and is so being used; that building No. 3 is two stories in height, 23 ft. 2¼ in. and 46 ft. 11½ in., of class 3 construction, erected under N. B. 2842-1921 as a one family dwelling and is so being used; that no certificate of occupancy was issued; that building No. 4 is one story in height, 22 ft. 2½ in. by 58 ft., of class 4 construction, erected under N. B. 3131-1922 for use as a dwelling and is so being used and for which no certificate of occupancy was issued; that no records have been found in the department of buildings for buildings Nos. 5, 6 and 7; that the one 550-gallon gasoline tank and pump were installed under fire department application No. 4195-1937 and fire department plan No. 829-1937; that fire department permit was issued in conjunction with building No. 2, certificate of occupancy No. 444-1938; that it is proposed to maintain the present legal uses of building Nos. 1, 2, 3 and 4, demolish buildings Nos. 5, 6 and 7 and secure a variance in order to erect a new building, one story in height, of class 3 construction, having a frontage of 50 ft. and depth of 50 ft. for use as storage of owners' trucks and contractors' mechanical equipment; that the open area will also be used for storage of owners' trucks and contractors' mechanical equipment; that it is further proposed

to install one 550-gallon diesel oil tank inside of the proposed building with two approved type pumps, for owners' use only; and

WHEREAS, the applicant states that the premises are located in a residence use district; that part of the premises within 100 ft. of Allerton avenue is in a class ½ height district and a class D-1 area district; that the balance of the premises is in a class 1 height district and a class D area district; that as of July 25, 1916 that part of the premises within 100 ft. of Allerton avenue was in a business use district and the balance of the plot was in a residence use district; that as of July 25, 1916 the premises were in a class C area district and a class 1 height district; that the present use, height and area designations were received on July 20, 1942; and

WHEREAS, the applicant contends that inasmuch as the same uses legally exist in the present buildings, it is only proposed to extend said uses to the balance of the site; that a woven wire fence 5 ft. 6 in. in height will be constructed around the new uses and entrance and exit will be confined to one 16 ft. wide gate facing Allerton avenue; that the owners of the site live in the two dwellings now on said site; that the removal of buildings 5, 6 and 7 and the erection of the new proposed building in a modern manner will do much towards improving the entire community; and

WHEREAS, the applicant states that the present owners have held title to lots 1 and 2 since May 24, 1952; lot 4—March 24, 1947; lot 6—August 10, 1920; lot 8—August 9, 1940; that the assessed valuation of land is \$12,400 and of the buildings \$10,100 making a total of \$22,500; that the buildings were erected in 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 1067-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

652-55-BZ

APPLICANT—John F. Fitzsimons, for Mohawk Valet Service Inc., owner.

SUBJECT—Application August 4, 1955—(decision of the borough superintendent) under sections 7b, 7c and 7e of the zoning resolution, to permit in a retail and manufacturing use district, the change of occupancy from garage to storage, manufacturing, dry cleaning and parking of motor vehicles on unbuilt upon portion of the premises; proposed access to factory across retail use district portion of premises.

PREMISES AFFECTED—219-42 Jamaica avenue, south side, 176 ft. east of Springfield boulevard, Block 10789, Lot 27, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Michael Giunta.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and manufacturing

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use, D and B area, class ½ height districts; Jamaica avenue is in retail and residence use, D and B area, class ½ height districts; Springfield boulevard is in retail, residence and unrestricted use, D and B area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 11, 1955 acting on Alt. Applic. 1300-55, reads:

"1. Proposed access to a factory across a Retail Use District is contrary to Art. II Sec. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 10.73 ft. frontage by 220.10 ft. in depth, irregular, on which there is an existing building constructed under N.B. 12012-22 for use as a garage; that under Alt. Applic. No. 8-50, dry cleaning was added to the uses; that it is now proposed to use the premises for storage, manufacturing, dry cleaning and the parking of motor vehicles in the open; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as an unrestricted district, except for the portion within 100 ft. of Jamaica avenue and west of the center line of 219th Place as formerly mapped, which was located in a business district; that on April 28, 1927 the business district was extended to include the portion of the property north of the center line of 96th avenue as formerly mapped; that on January 21, 1947 the portion of the property north of the center line of 96th avenue as formerly mapped was placed in a retail district and the remainder was placed in a manufacturing district; that the present use zoning pattern became effective on October 15, 1947; that as of July 25, 1916 the property was zoned as a one times height district and a C area district; that the present height and area designations became effective on June 30, 1952; and

WHEREAS, the applicant contends that this is an application for a variance of the zoning resolution so as to permit the use of the retail portion of a plot located partly in retail and partly in manufacturing use districts, as an easement to and from the manufacturing uses on the rear of the premises; that because of the change in occupancy, the building department refuses access over the retail portion of the premises without a variance from the Board; that in view of the foregoing, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1948; that the assessed valuation of land is \$12,800 and of the building \$13,000 making a total of \$25,800; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of use into the more restricted district, consisting of a driveway as proposed as access to the building located at the rear of the lot, and as shown on plans filed with this application marked "Received August 4, 1955", 3 sheets, *on condition* that such portion of the plot shall be used solely as proposed and permitting a curb cut at the street line as now exists provided there is a proper license for such curb cut; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

658-55-BZ

APPLICANT—Leonard F. Rothkrug, for 1982 Bergen Realty Corp., owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under section 7e of the zon-

ing resolution, to permit in a business use district, the proposed change of occupancy from a wet wash laundry, boiler room and office, to dyeing of cashmere, synthetic fibre and natural fibre, office and boiler room and meat preserving, including smoking.

PREMISES AFFECTED—1980-1990 Bergen street, south side, 225 ft. west of Hopkinson avenue, Block 1453, Lots 26, 29 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Henry J. Schlosser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolutions show that the site and Bergen street and Hopkinson avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 29, 1956 acting on N.B. Applic. 98-56, reads:

"1. Proposed conjunctive use with a bldg. which is used for dyeing of cashmere, nylon, natural and synthetic fibers at 1988 Bergen St. violates Art II, Sect. 4-a subd. 11 of the Zone Resolution."

and

WHEREAS, the decision of the borough superintendent, dated August 31, 1956 acting on Alt. Applic. 606-56, reads:

"1. Proposed occupancy for preserving meat and rear portion of building to be used for dyeing of cashmere, nylon, natural and synthetic fibers to be used in conjunction with premises at 1980-86 Bergen St. and 1990 Bergen St. is contrary to Article II, PP. 4a subsection 11 of the Zoning Resolution."

and

WHEREAS, the decision of the borough superintendent, dated July 8, 1955 acting on Alt. Applic. 1491-55, reads:

"1. Proposed change of occupancy from a wet wash laundry, boiler room & office to dyeing of cashmere, nylon & natural & synthetic fibers, office & boiler room in a bldg. located within a business use district, is contrary to Art. 2 Sect. 4a-11 of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. front on Bergen street by 127 ft. 9½ in. in depth, on which are located three buildings presently used conjunctively by the owner for the dyeing of cashmere, nylon, natural and synthetic fibers, with part of one building being occupied by a tenant for the preparation and preserving of meats; that the present owner initially occupied the building at 1980-1986 in block 1453, lot 26, which consists of a one story building, 14 ft. in height, 75 ft. front on Bergen street by 125 ft. 3½ in. and 126 ft. 3½ in. in depth, irregular, erected in 1928 of class 3 construction under N.B. 12236-28, and certificate of occupancy No. 53530 was issued November 8, 1928 as a "private garage—not more than 4 cars", altered in 1930 under Alt. Applic. 8981-30, approved October 7, 1940, work completed April 18, 1931 and certificate of occupancy No. 63644 was issued for wet wash laundry—30 persons; that the premises was used for a wet wash laundry from 1931 until 1953, at which time the present owner became a tenant of the then owner, New Leader Laundry, Inc.; and

WHEREAS, the applicant contends that the present owner had leased the premises and installed its equipment at great cost and expense believing that the nature of the use and

MINUTES

the similarity of equipment was in accordance with the certificate of occupancy as a wet wash laundry; that immediately upon being served with the notice of violation the application for a variance was initiated; that at the time this application was filed, the present owner held a lease on the rear portion of the adjoining building at 1988 Bergen street and proposed to discontinue this lease and vacate the premises; that the present owner purchased the vacant plot at 1990 Bergen street, block 1453, lot 30, and proceeded to erect a one story building under N.B. 98-56 for storage use, a conforming use within the business use district; that however, on June 5, 1956 the owner purchased 1988 Bergen street, block 1453, lot 29, the building separating the one initially leased and the one newly erected, and now proposes to use the three buildings conjunctively; that the front portion of the building known as 1988 Bergen street is subject to the lease of the Brooklyn Veterans Provisions, Inc., and is used for the preparation and preserving of meats; that certificate of occupancy No. 93179 issued August 18, 1939 reads "establishment to prepare and preserve meats—note no smoking of meats nor any fat rendering will be done on premises"; that the tenant proposes to continue this occupancy in accordance with the certificate of occupancy except that it proposes to smoke meats as part of the preservation of meat; that no fat rendering will be done on the premises; that the use of the premises by the tenant is a conforming use in the business use district; that the storage use in the building at 1990 Bergen street is likewise a conforming use in a business use district and it is not proposed to do any processing or dyeing in this newly erected building; that this appeal deals principally with the building known as 1980-1986 Bergen street; that the legal use of the building is as a wet wash laundry and said use was established at a time when it was a conforming use in a business use district; that the machines used for dyeing and processing of cloth materials are of the same general nature and character of those formerly used in the laundry; that the proposed uses do not adversely affect the neighborhood; that regular tests are made checking the dispersion of chemical fumes in the atmosphere and all have proved negative; that an intricate system is in use trapping all fumes and only a small quantity of chemicals is stored on the premises; that the premises are entirely located within a business use district and a factory use is a permitted use; that all work is conducted within the premises; and

WHEREAS, the applicant states that the present owner has held title to lot 29 since June 5, 1956; lot 26, August 4, 1955; lot 30, January 19, 1956; that the assessed valuation of land is \$14,000 and of the building \$51,000 making a total of \$65,000; that the building was erected in 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of ten years, to permit the uses as proposed and indicated on plans filed with this application, marked "Received September 4, 1956", 4 sheets, on condition that the buildings shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment shall be installed as the fire commissioner shall direct; that the separation of uses as proposed shall be by a masonry wall and fireproof doors, as indicated on such plans; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision

of the borough superintendent) under section 7e of the Zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Kraushaar and Ingram S. Carner.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly .. 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; laid over to July 3, 1956, for inspection, and decision; hearing closed; then to September 18, 1956, for additional information as to the plans for the new school building proposed on Block 6886; then to October 23, 1956, to await information from the Board of Education as to plans for the proposed new school building; then to December 4, 1956, for further consideration as to school proposed for adjacent block; then to December 11, 1956 for applicant to file revised plans showing measurements along Utopia parkway; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Utopia parkway, 182nd street and Horace Harding expressway are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 6, 1955 acting on N. B. Applic. 3323-55, reads:

"1. The use of the premises as a gasoline service station, lubritorium, minor repairs with hand tools only, auto washing (non-automatic), office, sales and storage of auto accessories, parking for cars waiting to be serviced in a Residence Use District is contrary to Art. II Sec. 3—Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 125.40 ft. frontage by 275.43 ft. in depth, irregular, now vacant; that it is proposed to erect a one story, colonial type gasoline service station; that the accessory building will be built 100 ft. back from Horace Harding expressway and the remaining portion of the property will be seeded and landscaped and left as a buffer to the residential area to the north; and

WHEREAS, the applicant states that the height and area districts have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that Horace Harding expressway (service road) will be a heavily trafficked thoroughfare; that the Board granted a new gas station to be erected on the opposite corner in block 6890, lot 24 under Cal. No. 468-54-BZ; that the gas station in lot 3, block 7065 will be taken as part of Horace Harding expressway and will be moved to lot 24, block 6890 as per 468-54-BZ; that in view of the fact that there is a need for this improvement and that this improvement would give the owner a fair return on his investment and is but for a temporary period of years, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since June 18, 1947 and that the assessed valuation of land is \$6,600; and

MINUTES

WHEREAS, that portion extending northerly and southerly for a distance of 100 ft. now taken by the Horace Harding expressway widening project, was formerly zoned for business and was changed to retail on September 18, 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received September 14, 1955," 3 sheets, and "December 7, 1956", 3 sheets, *on condition* that the premises including the proposed landscaped area shall be leveled substantially to the grade of the abutting streets and constructed and arranged as proposed toward the southerly end of the plot; that any structure or use now on the site shall be removed; that the accessory building shall be faced with face brick on all sides and roofed with asphalt slate shingles, shall have no cellar and shall be of the design and arrangement shown on such plans; that pumps shall be of a low approved type erected facing Horace Harding Expressway only, not nearer than 15 ft. to the nearest street building line thereof; that the northerly portion of the plot shall be maintained as landscaped area and the plan for such landscaping shall be submitted for approval to the Commissioner of Parks; that along the lot lines of such landscaped area there shall be erected an ornamental fence of such suitable height as the Park Commissioner may suggest; that there shall also be a fence wall maintained along Utopia parkway on the gasoline station portion for a distance of approximately 50 feet; such fence wall shall be constructed with a masonry base two feet in height with steel pickets above to a total height of 5' 6" with suitable terminating posts; that a similar fence wall shall be erected along 182nd street for a similar distance; that curb cuts shall be restricted to three to Horace Harding Expressway, located within the first 25 ft. each 30 ft. in width, and one from the intersection along 182d street, where shown, and one of similar width within the first 25 ft. from the intersection along Utopia parkway; that at the intersection, within the building line, there shall be erected a block of concrete at least 12 in. in height, extending for 5 feet along 182d street, Horace Harding Expressway and Utopia parkway; that sidewalks and curbing abutting the site shall be constructed to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the accessory building, facing Horace Harding expressway and the globes of the gasoline pumps, excluding all roof signs and temporary signs, but permitting the erection toward the easterly end along Horace Harding expressway of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline sold, which sign may extend beyond the building line not more than 4 feet; that under section 7i for a similar term there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building; that under section 7h for a similar term, there may be parking of cars, provided same are so parked as not to interfere with the service of the station; that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

865-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Patterson and Herbert H. Pensig, owners.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Herbert H. Pensig and James E. Vassalotti.

For Opposition: H. Hainslaus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for further consideration by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Rockaway boulevard are in a business use, D area, class 1 height district; 90th street is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 20, 1955 acting on N. B. Applic. 4435-55, reads:

"1. Proposed gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, and parking and storage of motor vehicles in a plot located within a business use district is contrary to Art. II Sect. 4(a) of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 160 ft. in depth, irregular, now vacant; that it is proposed to secure a variance for a period of fifteen years in order to erect and maintain a modern gasoline service station consisting of ten 550 gallon gasoline storage tanks and four dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, having a frontage of 57 ft., a depth of 28 ft. and contain the conjunctive uses of lubritorium, car washing, minor auto repairs, storage and office and sales; and

WHEREAS, the applicant states that as of July 25, 1916 that part of the site more than 100 ft. distant from Rockaway boulevard and 89th street was in a residence use district and received its present use designation on November 20, 1925; and

WHEREAS, the applicant contends that the building will be modern in design; that Rockaway boulevard is a main auto lane leading across Queens and as such the proposal is entirely in keeping at this point; that there are sufficient stores in the area for public requirements; that the many non-conforming uses within the affected area also clearly indicate that the only feasible development of the site would be a gas station; that block 9090, lot 21 contains a gas station; block 9093, lots 21 and 6—auto repair shop and garage; block 9096, lot 22—gas station; block 9097, lot 12—machine shop and block 9090, lot 1 contains a gas station; that it would create a hardship on the owner to deny him the right to develop his site as proposed and in the same manner as all of the above properties have been developed; that the premises adjoining the site to the north are under the same ownership as the site in question, so that the block cannot be affected with said property acting as a bumper;

MINUTES

and

WHEREAS, the applicant states that the present owner has held title to the property since October 7, 1953 and that the assessed valuation of land is \$18,000; and

WHEREAS the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received October 28, 1955", (3 sheets), on condition that the premises shall be leveled substantially to the grade of the abutting streets; that any structure or use now on the site shall be removed; that the accessory building shall have no cellar and be of the design and arrangement shown on such plans; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Rockaway boulevard; that on the lot lines to the north and west where walls of adjoining buildings do not occur, there shall be erected a chain link fence of the woven wire type, erected on a masonry base to a total height of not less than 5 ft. 6 inches; that curb cuts shall be restricted to three on Rockaway boulevard, each 30 ft. in width, located where shown, and two of similar width, on 90th street; that at the intersection, within the building line, there shall be erected a block of concrete at least 12 in. in height, extending for 5 feet along each street; that sidewalks and curbing abutting the site shall be repaired or reconstructed to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the accessory building and the globes of the gasoline pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline sold, which sign may extend beyond the building line not more than 4 feet; that under section 7i there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building; that under section 7h for a similar term, there may be parking of cars, provided same are so parked as not to interfere with the service of the station; that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

1016-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than 5 motor vehicles, in conjunction with a milk bottling plant 50 ft. to the west.

PREMISES AFFECTED—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue and 2346-2350 Story avenue, Block 3698, Lots 31-34 and 58, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and William Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 9, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Story avenue and Hermany avenue are in business and residence use, D and E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 28, 1955 acting on Alt. Applic. 1177-55, reads:

"1. On a lot partly in a business and partly in a residence district the proposed parking and storage of motor vehicles is contrary to Sect. 3, Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 206 ft. in depth, now vacant; that it is proposed to fence off the lot and make a planted area at the front and rear, and use it for a period of five years for parking of drivers' cars and small milk delivery trucks used in conjunction with the milk pasteurization and bottling plant operated by the owners at 2334 Hermany avenue, 50 ft. to the west; and

WHEREAS, the applicant states that the plot is located primarily in a residence, E-1, ½ district, with 9 ft. at the east located in a business, D, ½ district; that the section was zoned for unrestricted use until April, 1945 when it was changed to residence, with the west 200 ft. fronting on Zerega avenue, business, and the east side of Zerega avenue remaining unrestricted; and

WHEREAS, the applicant contends that this immediate section has always been undeveloped and except for about 20 private residences has been the same since the zoning resolution was enacted; that all the residences were erected while the section was unrestricted and some even before the zoning law; that no new residences have been erected in the vicinity since the zone was changed to residential in 1945; that the area consists mainly of vacant land, non-conforming uses and the large department of sanitation garage and incinerator on Zerega avenue; that the owners need this additional parking space to help keep the streets clear; that the sanitation department truck drivers keep their automobiles on the lot and in the streets around this area; that the Board, noting this need, has already granted permission under Cal. No. 602-51-BZ and Cal. No. 777-54-BZ to the owners to maintain two large parking areas on the south side of Hermany avenue; that the owners have recently purchased this plot, together with the adjoining one on the east, lot 47, from the City, for the express purpose of adding parking space in this area; that due to the fact that this plot adjoins a business area, with 9 ft. in the business zone, it would never be used for the erection of homes, and by permitting the owners to utilize it as proposed for a period of five years, would not harm the neighborhood or adjoining owners in any way; that proper leveling and fencing the property would even clean up the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since October 18, 1954 and that the assessed valuation of land is \$4,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that there should not be a parking lot maintained in the residence district and that the site is mostly in a residence district; and

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WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1177-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application December 29, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega avenue and 2361-2385 Hermany avenue, northwest corner, Block 3698, Lot 47. Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and William Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 9, 1956 after due notice by publication in the Bulletin; laid over to October 23, 1956, at the request of an objector; no further request for adjournment considered; then to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class ½ height district; Hermany avenue is in business and residence use, D area, class ½ height districts; Zerega avenue is in business and unrestricted use, D area class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1955 acting on N.B. Applic. 1984-55, reads:

"1. Proposed gas service station, lubritorium, office, sales of parts, minor motor repairs, auto washing and parking and storage of more than 5 motor vehicles in a business use district is contrary to Art. II Sect. 4 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 191 ft. in depth, now vacant; that the entire section was unrestricted until April, 1945 when it was changed to business and residence; that the 200 ft. west of Zerega avenue became business and across the street to the east still is unrestricted; and

WHEREAS, the applicant states that this application is for a variation to permit for a term of ten years, the use of this corner for the erection of a modern complete gasoline service station, with accessory uses and room for parking about forty automobiles; and

WHEREAS, the applicant contends that although this is not a main traffic area, there is a distinct need for a service station in this immediate vicinity; that across the street is the garage of the department of sanitation and the main offices of a large sand and ready mixed concrete deliverer; that the truck drivers for the sanitation department and for the sand company all come to work in their cars and leave them in the vicinity all day while working; that the owners of this plot also are the owners of the milk pasteurization and bottling plant diagonally across the street to the west; that they employ hundreds of milk delivery drivers

who also come to work in their own cars; that all these drivers as well as the city drivers need servicing for their cars and the time to do it is when they are at work; that the owners of this plot recently bought it from the City with the idea of using it as proposed, together with parking space for forty cars; that the immediate section has always been undeveloped and unrestricted and the erection of a modern gas station at this location would in no way be detrimental to the neighborhood; that there are no gas stations in the vicinity and the need for this one is great; and

WHEREAS, the applicant states that the present owner has held title to the property since October 18, 1954 and that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board that the application should be granted to permit the gasoline service station and parking use substantially as proposed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied for parking and for the maintenance of a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received December 29, 1955", 3 sheets, *on condition* that all uses on the premises shall be removed and the premises shall be levelled substantially to the grade of Zerega Avenue and shall be constructed and arranged substantially as indicated on such plans; that the accessory building shall be faced with face brick and shall be arranged as indicated; that there shall be no cellar underneath; that the toilet rooms shall be located so that the doors shall not be contiguous; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line; that along the lot lines to the north and east and to the south for a distance of approximately 100 ft. there shall be erected a woven wire fence of the chain link type on a masonry base for a total height of not less than 5 ft. 6 in; that such fences shall have suitable terminating posts; that curb cuts shall be restricted to two curb cuts to Hermany Avenue, each not over 30 ft. in width, leading to the gasoline station and omitting the curb cut shown to the rear of the plot for parking, and two curb cuts of similar width to Zerega Avenue; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting within the intersection the erection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that at such intersection there shall be erected a block of concrete extending for a distance of not less than 5 ft. along either street and not less than 12 in. in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that revised plans shall be filed with the Board showing the changes required by this resolution as against the plans above cited; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

88-56-BZ

APPLICANT—Samuel Rosenblum, for City Bank, Farmers Trust Co., owner (Park Avenue Corporation, long term lessee of ground and owner of building).

SUBJECT—Application February 8, 1956—re (decision of the borough superintendent) under section 19A.(j) of the zoning resolution, to permit in a restricted retail and

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retail use district, the erection of a 21 story office building of class 1 construction, without required loading berth. PREMISES AFFECTED—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Larry Fisher.
For Opposition: Edward Hoffman for City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1956, after due notice by publication in the Bulletin; laid over to November 14, 1956, for inspection if necessary and decision; hearing closed; then to December 11, 1956, for inspection; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Park avenue are in a restricted retail use, B area, class 1½ height district; East 54th street is in retail and restricted retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1956, acting on amendment to N.B. Applic. 86-55, reads:

"1. The omission of the loading berth is contrary to Sec. 19A Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 4 in. frontage by 125 ft. in depth, on which is now located a twelve story multiple dwelling, being demolished; that it is proposed to erect a class 1, 21-story office building with bank and store on grade floor, having a frontage of 100 ft. 4 in. on Park avenue and 125 ft. on East 54th street; that the premises are located in a restricted retail and retail district and there is to be no manufacturing, no occupancy that would require loading or unloading of any merchandise, and no deleterious uses; and

WHEREAS, the applicant states that the entire floor area of the building is about 225,000 sq. ft., but the space taken up by elevators, stairs, mechanical utilities, columns, walls, etc., reduces the usable area to about 163,000 sq. ft.; that setbacks, pursuant to the zoning resolution, reduces the areas in the upper floors, each floor being less in area as each story rises; and

WHEREAS, the applicant contends that Park avenue is a restricted thoroughfare and no trucks are permitted on this avenue; that only the highest grade office occupancy will be permitted in this building; that there will be no occupancy that will require any merchandise to be loaded or unloaded and nothing that will require a loading berth; that should any deliveries be made when the tenants move into the structure, same will be done at night so that there is no necessity for trucks to drive into the building; that distinction must be made of the character of the occupancy in a restricted retail zone, as compared with the erection of a building in the western section of the city where warehousing, manufacturing and similar types of occupancy are located; that the very designation of the term Park avenue connotes a restricted type of occupancy and is really a trade mark; that loading berths are out of place in this section, especially with the restrictions provided for this building; that in view of the limited occupancy exclusively for office purposes, the small area, the restricted neighborhood and the location, it is requested that the Board grant a variation for the elimination of a loading berth; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1955; that the assessed valuation of land is \$980,000 and of the building \$370,000 making a total of \$1,350,00; and

WHEREAS, the zone was changed from business to restricted retail on June 3, 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which gave the matter careful study and studied the conditions as to loading and unloading in the Lever Brothers building directly opposite; that the Board found that the subject building being proposed solely for office use, there is no need for trucking except occasional delivery or moving of tenants' furniture and for removing refuse each day and under these conditions recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the district regulations of the zoning resolution and that the application be and it hereby is granted under Section 19A, subdivision j, to permit the omission of the one required loading berth, on condition that the first floor shall be occupied throughout as a bank, as proposed and indicated on plans filed with this application, marked "Received February 8, 1956", 4 sheets; that the floors above shall be occupied solely by tenants doing office work only, without any storage of merchandise or delivery of advertising matter required to be brought to the building and taken away in trucks, and any other use which would require trucking over and above the usual removal of daily waste; that such daily waste removal and any other removal or delivery shall be made during the night; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

187-56-BZ

APPLICANT—Arthur Levien, for Bernard Hamovitz, owner (U. S. Truck Body Co., lessee).

SUBJECT—Application March 9, 1956—re (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a business and unrestricted use district, the proposed manufacture and repair of truck bodies, office and storage yard.

PREMISES AFFECTED—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 23, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956, at the request of an objector; no further requests for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to file plan showing entire plot, including the existing building and also to file existing certificate of occupancy; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 37th avenue and 24th street are in business and unrestricted use, B area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 7, 1956 acting on N. B. Applic. 375-56, reads:

"1. Proposed manufacture and repair of truck bodies, office and storage yard on a plot partly in a Business and partly in an Unrestricted Use District is contrary to Sec. 4(a) (29) of the Zoning Resolution inasmuch

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as repair of truck bodies constitutes motor vehicle repairing which is not permitted in a Business Use District."

and

WHEREAS, the applicant states that the premises consist of a plot, 129.10 ft. frontage by 126.58 ft. in depth, irregular, occupied for storage of trucks, truck bodies, wooden packing boxes and lumber; and

WHEREAS, the applicant states that the premises are presently occupied by the proposed lessee, the U. S. Truck Body company, which also occupies the building immediately south of the subject premises, which building is entirely in an unrestricted use district and is used for the same purpose, that is, the manufacture and repair of truck bodies; that incidental to the manufacture and repair of truck bodies is the use of a power saw for cutting wood panels, welding apparatus for putting the metal frame work together and various other accessory operations which, as main uses in a business use district, might very well be prohibited by section 4(a) of the zoning resolution; and

WHEREAS, the applicant contends that the proposed building will front on 24th avenue, the southerly 26.61 ft. plus or minus, being in an unrestricted use district; that out of consideration for the residence structures on the north side of 37th avenue (in a business use district), there will be no entrances into the building on 37th avenue; that the yard entrances on 37th avenue will not adversely affect the business district along 37th avenue; that the surrounding area to the west and south of the subject premises are developed with uses which are not higher in the zoning scale than what is proposed; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1951 and that the assessed valuation of land is \$17,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the arrangement of the plot and the extension of the building located within the business use district, substantially as proposed and indicated on plans filed with this application, marked "Received March 9, 1956", (1 sheet), "March 23, 1956", (1 sheet), and "October 3, 1956" (4 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a heavy wood fence shall be constructed along the lot lines to the east, north and south, as proposed and shown; that the opening to 37th avenue shall be fitted with gates similar in construction to the fence, and such gates shall be kept closed except when the opening is used for ingress or egress; that the storage yard shall be paved with suitable paving material; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

288-56-BZ

APPLICANT—Nathan Lewis, for Berthe W. Sammarco, owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the conversion of a one family dwelling to a 2 family dwelling.

PREMISES AFFECTED—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Nathan Lewis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 23, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for applicant to file list of two family homes in the area, when they became two family residences and whether they have certificates of occupancy for two-family use; the premises and area were previously inspected by a Committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 188th street and Wicklow place are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 26, 1956 acting on Alt. Applic. 2968-55, reads:

"1. Conversion of a one family dwelling to a two family dwelling in a G-1 Zone is contrary to Section 16-C(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.22 ft. frontage by 111.85 ft. in depth, on which is located on a one family dwelling with one car accessory garage; and

WHEREAS, the applicant contends that since the death of Mr. Sammarco on August 11, 1954 the premises has been occupied by only one person, Berthe W. Sammarco, his wife; that the amount of work required to properly maintain a house of this size is considerable; that regular maintenance items which would ordinarily be done by the man of the house such as caring for the grounds, removing and replacing storm windows and screens and minor repairs, are entirely too much for a woman; that as a result professional help must be employed and the cost of this work, added to that usually incurred for such major items as interior and exterior painting, etc., adds substantially to the overall operating cost which is further increased by rising taxes, all of which is a considerable drain on the resources of Mrs. Sammarco; that since she desires to continue to live in the house, she must secure additional income, which the proposed conversion to a two family house would bring her; that because 188th street is a through street there is considerable vehicular traffic on it; that the Transit Authority has also established a bus route on 188th street to accommodate the ever increasing traffic and the City has under consideration the widening of the roadway; that although the zoning here is classed as a G-1 area, prospective purchasers with children indicate a preference for one family homes on streets less heavily traveled and less hazardous for children, and the sale of one family homes here becomes increasingly difficult, with resulting reduction of property values; that there are now four 2-family houses within the area affected by the proposed change, and in addition there are five 2-family houses just outside the area and a total of 12 within the 500 ft. circle from the property; that the proposed conversion of the premises will involve no change in the size or outward appearance of the building; that internally the house has four bed rooms on the second floor; that the conversion will create two 1-bedroom apartments and it may be assumed that the total number of occupants thus accommodated will not be as large as if the four bedrooms were occupied; that although the provisions of section 7g do not apply to this application, he is submitting a list of signatures of the majority of home owners affected as evidence that there is no objection on their part to this conversion; and

WHEREAS, the applicant states that the present owner has held title to the property since August 11, 1954; that the assessed valuation of land is \$2,500 and of the building \$7,000 making a total of \$9,500; that the building was erected in 1928; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant furnished the Board with a list of houses in the area occupied by more than one family, which showed at least five in the site block and one or two others adjoining that had been changed over to multiple dwellings, and under the conditions the committee recommended that the application should be granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the building to be occupied by two families, as indicated on plans filed with this application, marked "Received April 17, 1956", 7 sheets, and "April 19, 1956", 1 sheet, *on condition* that the building shall be altered as may be required by the Building Code in complete compliance for such occupancy; that the building shall not be increased in height or area and in all other respects the existing conditions as to exterior construction shall remain as required when the building was erected.

289-56-BZ

APPLICANT—Carl H. Salminen, for Joseph J. Crupi, owner.

SUBJECT—Application April 17, 1956—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the proposed erection of a 1 story building to be occupied as office, showroom, storage and welding of aluminum and steel windows and manufacturing; building to occupy more of the area than permitted.

PREMISES AFFECTED—45-42 162nd street, west side, 400 ft. south of 45th avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Lucille Crupi.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; 162nd street is in a retail use, C and D area, class 1 height district; 46th avenue is in a business use, D area, class 1 height district; 45th avenue is in retail, local retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 10, 1956 acting on N.B. Applic. 1088-56, reads:

"1. The proposed use of office, showroom, storage & welding of aluminum & steel windows & manufacturing in a retail use district, is contrary to Art. 2 Sec. 4A of Zone Res.

2. The covered area of plot is contrary to Art. 4 Sec. 14(c) of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect and maintain a one story building,

28 ft. front by 100 ft. in depth, to be occupied as offices, showroom, storage and welding of aluminum and steel windows and manufacturing, building to occupy more than the permitted area; and

WHEREAS, the applicant states that the premises is zoned at present as a retail use district, D area district and class 1 height district; that on May 4, 1953 the use was changed from business to retail and there are no changes pending at the city planning commission at the present time; that the premises is unimproved at present and it is the owner's desire to erect a modern, one story, masonry, class 3 structure, to be used for office, showroom, storage and welding of steel and aluminum windows, and manufacturing not to exceed 25% of the first floor area, and unloading of material; that the total area of the plot is 4,000 sq. ft.; that the proposed building will cover 3,520 sq. ft. which includes an open unloading area of 96 sq. ft. and built over rear yard; that the coverage is 88% of the area of the property, which is 33% in excess of the coverage permitted within the zoning requirements of the D area district; that it is requested that the excess coverage be permitted; that the variance to use and area is requested because the vicinity is predominantly business with light manufacturing; that manufacturing is permitted in several of the establishments along 162nd street, namely, block 5440, lots 48, 51, 68, 74, 76, also block 5441, lots 32 and 84; that several of the buildings are along the rear lot line, thus eliminating the rear yards; and

WHEREAS, the applicant contends that the owner at present is operating his business at 45-74 162nd street; that he has found this space to be wholly inadequate for his business demands and therefore desires to construct this new building to supplement the storage space and also the assembling of steel and aluminum windows; and

WHEREAS, the applicant states that the present owner has held title to the property since February 8, 1956 and that the assessed valuation of land is \$2,000; and

WHEREAS the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and 21 for a term of fifteen years to permit the construction of a one-story building, substantially as proposed and indicated on plans filed with this application, marked "Received April 17, 1956", (5 sheets), *on condition* that the building shall be erected not nearer than 5 feet to the building line of 162nd street and shall have shrubbery across the front of the plot not occupied by the driveway for delivery; that the driveway for delivery may have a curb cut opposite not more than 12 ft. in width; that along the lot line where such driveway occurs there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in., with terminating post; that along the interior lot line walls and rear walls of the building there may be openings, provided same are filled with glass blocks of a type approved for exterior walls; that such openings shall have no ventilators; that the ventilation of the building shall be by skylights or an interior ventilating system; that the use of the building may be as proposed, provided the work is of light aluminum and the machinery installed shall not exceed the machines enumerated in letter received dated December 8, 1956; that the building shall not be increased in height or area beyond that proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the required rear yard may be built over as permitted in the zoning resolution in this district; and that all permits re-

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quired shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

350-56-BZ

APPLICANT—Home and Hospital of the Daughters of Jacob, Inc., owner.

SUBJECT—Application May 7, 1956—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, a proposed parking lot for more than 5 motor vehicles, accessory to a hospital on the opposite side of the street.

PREMISES AFFECTED—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Joseph B. Franklin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; laid over to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Findlay avenue are in business and residence use, B area, class 1¼ height districts; East 167th street is in a business use, B area, class 1¼ height district; East 168th street is in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1956 acting on Alt. Applic. 76-56, reads:

"1. The proposed motor vehicle parking lot as accessory to the hospital on the opposite side of the street is contrary to Sect. 3, (9) (c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 250 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to maintain a parking lot for more than five motor vehicles, accessory to a hospital on the opposite side of the street; and

WHEREAS, the applicant states that the Home and Hospital is a non-profit-making institution which provides care for the aged of both sexes and hospitalization for the ill; that the plot faces Findlay avenue on which there is little pedestrian traffic, probably chiefly due to its excessive grade; that Findlay avenue has a rise from East 167th street to East 168th street at the rate of .0646 per foot, or approximately 6½ ft. per 100 ft.; that there exists a high stone retaining wall at the building line on the easterly side of Findlay avenue and the home and hospital is situated high above Findlay avenue; that the entrance to the home and hospital is located at the northeast corner of 167th street and Findlay avenue; that the lot proposed for parking adjoins a business district on the southerly side and it would appear that no serious objection could be raised for the proposed use; that immediately opposite the proposed parking lot there is a side entrance to the institution which is of little use now insofar as visitors are concerned, but which would be opened should this parking lot be made available and it would permit easy access to the various buildings of the institution without the necessity of going up the hill, which many visitors find beyond their capacity; and

WHEREAS, the applicant contends that the home and hospital has in recent years devoted much time to research work in geriatrics and about 50 members of the medical profession who are on the visiting staff of the institution volunteer their time without remuneration to the care of

the patients; that in recent years the parking problem has become increasingly acute and because the limited space on the grounds of the institution are quickly filled, many of these doctors are reluctant or refuse to continue their service, claiming they have no space to park either on the grounds or adjacent to the grounds, and that the time element in looking for parking space elsewhere precludes the possibility of their being of assistance to the patients; that these physicians and other personnel of the home should be provided with facilities for parking their cars, for which no fee will be charged; that the home encourages the visiting of patients by friends and relatives and encourages the family to take patients out for automobile rides and excursions; that this practice has a definite psychological and therapeutic benefit and the lack of any parking area greatly hinders this practice; that the rugged sidewalk grades in the vicinity of the home makes walking difficult and actually dangerous for many cardiac patients; that there is no desirable location on the hospital grounds for the parking of cars because of the various differences in the grade elevations and because of its use by the ambulant aged; and

WHEREAS, the applicant states that the present owner has held title to the property since May 27, 1955 and that the assessed valuation of land is \$45,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and h, to permit the plot to be occupied for parking and storage of motor vehicles for a term of five years, *on condition* as shown on plans marked "Received September 26, 1956", 2 sheets, that all uses on the plot shall be removed and the plot shall be levelled substantially to the grade of Findlay Avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on all lot lines there shall be erected a woven wire fence of the chain link type, on a masonry base, where walls of adjoining buildings do not occur, to a total height of not less than 5 ft. 6 in., with no openings therein except to Findlay avenue where shown; that such openings shall be not over 15 ft. in width and shall be fitted with gates which shall normally be kept closed when the parking lot is not in operation; that opposite such openings there may be curb cuts of similar width; that sidewalks and curbing abutting the premises shall be restored or repaired to the satisfaction of the Borough President; that the use of the premises shall be as proposed for parking solely for the patients, staff and visitors of the Home and Hospital opposite; that no sign shall be erected except that there may be a sign near the entrance advertising the private use provided such sign does not exceed 15 sq. ft., does not extend beyond the building line and is not illuminated; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

423-56-BZ

APPLICANT—Julius S. Rapson, for Timothy Sklerenko, owner.

SUBJECT—Application June 12, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a 1 family dwelling with less than the required side yards.

PREMISES AFFECTED—83-50 267th street, west side, 100 ft. north of Hillside avenue, Block 8778, Lot 68, Floral Park, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Irving Newman and Timothy Sklorenko.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, G-1 area, class ½ height district; 267th street is in residence and local retail use, G1 and D area, class ½ height districts; Hillside avenue is in retail and local retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1956 acting on N.B. Applic. 2542-55, reads:

"1. In a G-1 district each building shall have two side yards of at least 5 feet each. Art. IV—16C(c) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, on which is located a one family residence of class 4 construction; and

WHEREAS, the applicant states that the entire block was zoned D from 1916 to January 27, 1949, when it was changed to residence G-1 with the exception of the property fronting on Hillside avenue, to a depth of 100 ft. that was zoned retail D; and

WHEREAS, the applicant states that the property under appeal is a one story, one family frame family dwelling, 26 ft. 4 in. by 47.04 ft., erected on a 40 ft. by 100 ft. plot under N.B. No. 2542-55; that the approved plot plan called for 5 ft. 2 in. side yard on the north side of the lot and 9 ft. 6 in. on the south side; and

WHEREAS, the applicant contends that the foundation was poured and the house built, and it wasn't until the final survey came in that the error was discovered; that the survey showed the side yard on the north side to be 4.15 ft. and 4.27 ft. and 9.54 ft. and 9.44 ft. on the south side; that when the error was discovered the owner tried to purchase the ten inches required to make up the 5 ft., but because the adjoining property is a corner plot located in a retail D district, the owner refused to sell any portion of it because it would jeopardize the value of his property for a future business building; and

WHEREAS, the applicant further contends that many of the houses in this area were built prior to the zone change in 1949, when it was a residence D area; that it would be a great hardship and an expensive operation to move the entire building, involving new foundations, column footings, etc., and would in no improve the appearance of the house; that the building conforms in every other respect to the requirements of a residence G-1 zone and is an asset to the neighborhood, and adjoins a retail-D zone on the short side yard, and in all other respects complies with the rules and regulations of the building department as to construction and the building code of the City of New York; and

WHEREAS, the applicant states that the present owner has held title to the property since April 12, 1955; that the assessed valuation of land is \$1,200 and of the building \$6,300, making a total of \$7,500; that the building was erected in 1955; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21, to permit the

width of existing side yards, as constructed and proposed and shown on plans filed with this application, marked "Received June 12, 1956", 4 sheets and "October 25, 1956", 1 sheet, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

428-56-BZ

APPLICANT—Leonard F. Rothkrug, for V. and L. Cab Corporation, owner.

SUBJECT—Application June 15, 1956—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, an office, accessory motor vehicle repair shop, storage and parking of more than 5 motor vehicles all in conjunction with a taxi cab business.

PREMISES AFFECTED—2712 Tilden avenue (2720 displayed), south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956, for applicant to correct his plans and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 11, 1956 acting on Alt. Applic. 1882-56, reads:

"1. Proposed change of occupancy of building and premises, to office and motor vehicle repair shop accessory to business conducted on premises and vacant space for parking and storage of more than 5 motor vehicles and gasoline pump and tanks restricted for use of owners motor vehicles, on a lot partly in business and partly in a residence zone (with the uses located only in the business portion of the lot) is contrary to Art. II, PP. 3 and PP. 4a subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 200.2 ft. in depth, on which is located a one story building occupied as office and storage parking, and storage of more than five motor vehicles, all in conjunction with a taxicab business; that it is proposed to use the one story building and as an office and motor vehicle repair shop accessory to the taxicab business conducted on premises; that the repairs will be minor in nature and no body or fender work will be performed; that no auto painting will be performed except for minor touch-up painting, and no spray booth is proposed; that it is also proposed to provide a gasoline pump solely and exclusively for use in conjunction with the business conducted on the premises—no gasoline to be sold; and

WHEREAS, the applicant states that the entire premises is located in a business use district except for a small portion along the easterly side lot line, which is located in a residence use district; that it is not proposed to use that portion of the premises in the residence use district; that a woven wire fence has been erected along the business use district zone line, separating the two zones; that Tilden avenue and Rogers avenue are both in business use districts:

MINUTES

and

WHEREAS, the applicant contends that there is an existing curb cut on to Tilden avenue and it is not proposed to change or enlarge this curb cut; that all repairs will be conducted within the existing building; that motor vehicle repairs is not the principal business conducted on the premises; that the principal use is a permitted use for which certificate of occupancy No. 148797 was issued May 7, 1956; that minor motor vehicle repairs is a necessary incidental to this business; that the proposed additional uses can have no detrimental effect upon the adjoining premises or the neighborhood, in view of their incidental nature; that the owners have made a substantial investment in the development and improvement of this property and require these accessory uses for the proper conduct of their business; and

WHEREAS, the applicant states that the present owner of the property has held title since April 20, 1953; that the assessed valuation of land is \$5,200 and of the building \$5,200, making a total of \$10,400; that the building was erected in 1956; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and i, for a term of five years, to permit the premises to be used as proposed for minor motor vehicle repairs and storage of more than five motor vehicles with continuation of the gasoline pump and permitting an additional auxiliary pump for emergency use, but permitting no sale of gasoline to the general public, substantially as proposed and as indicated on plans filed with this application marked "Received June 15, 1956", 3 sheets, as amended by revised plans marked "Received December 4, 1956", 2 sheets, *on condition* that the space proposed for parking shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that the chain link fence, including the existing fence on the interior and rear lot lines, shall be maintained and shall be fitted with gates at the street line which shall normally be kept closed when the parking lot is not in operation; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

437-56-BZ

APPLICANT—Paul Friedman, for Parsons Homes, Inc., owner.

SUBJECT—Application June 19, 1956—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, for a term of 15 years, without required rear yard.

PREMISES AFFECTED—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Edward Hoffman for Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; laid over to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cross Island parkway and 148th street are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 11, 1956 acting on N.B. Applic. 1828-56, reads:

"1. Proposed erection of a gasoline service station, auto washing (non automatic), lubrication, office & accessory sales & minor repairs with hand tools only and parking of more than 5 cars awaiting service in a residence use zone is contrary to Art. II Sec. 3 of Zoning Res.

2. Provide rear yard in E-1 zone to conform to Sec. 15A of zoning res. (Note—substitution of front yard for rear yard credit does not apply due to pump location of 15'-0" from Bldg. Line."

and

WHEREAS, the applicant states that the premises consist of a plot, 149.89 ft. frontage by 147.83 ft. in depth, on which is located a vacant storage warehouse; that it is proposed to remove the existing structure and to erect a modern parkway type gas station, non-automatic auto washing, lubrication, office and accessory sales and minor repairs with hand tools only; and

WHEREAS, the applicant states that the subject premises is presently zoned as a residence use, class ½ height and E-1 area district; that as of July 25, 1916 the property was zoned as a business use, a one times height and a D area district; that on March 30, 1940 the property was rezoned to residence use and ½ times height; that on March 30, 1940 the property was also rezoned to an E area district and the present E-1 area designation became effective on December 14, 1953; that no zoning amendment relating to the property is pending at the present time; and

WHEREAS, the applicant states that the subject premises consists of an interior, irregular, trapezoidal parcel on the westerly side of Cross Island parkway, distant 102.67 ft. south of 14th avenue and having a frontage on Cross Island parkway of 148.89 ft., a rear of 101.10 ft. and two sides of 37.52 ft. and 147.83 ft. respectively; that the premises is presently developed with a one story and two story brick building for which certificate of occupancy No. Q74001 was issued on June 27, 1951, for storage (non-combustible); that building department records show that the premises was approved for an electric sub-station on August 12, 1912 under N.B. 2159-1912; that the present certificate of occupancy was issued on the basis of affidavits filed showing that the premises were used for storage warehouse since the 1930's; that the premises is presently untenanted; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for the existing non-conforming storage warehouse use; that the premises have been vacant for some time and is in a state of disrepair; that there is no demand for residence use as it is located on the Cross Island parkway service road, which is a heavily travelled thoroughfare, and adjoins a lumber yard; that there is an economic demand for the proposed use of the subject premises as it is located on the service road of Cross Island parkway which sustains a substantial volume of automobile traffic; that a grant of the instant application would have no adverse effect upon nearby properties; that the adjoining property to the east along Cross Island parkway is vacant and the adjoining property to the west and south is developed with an extensive lumber yard and accessory buildings; that all of the adjoining properties will be protected and buffered by the proposed fence wall and landscaping arrangements; that it is proposed to set back the proposed building at the southwesterly corner of the premises and to erect a 5 ft. 6 in. high brick fence wall

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extending from the unpierced rear wall of the proposed building along the building lines of the subject premises to the Cross Island parkway building lines, and to maintain a seeded and landscaped strip adjoining the proposed fence wall, protected by 6 in. by 8 in. concrete curbs; that a grant of the proposed application would benefit the area by the removal of the vacant buildings which are potential fire and delinquency hazards; that the proposed application does not violate section 21-A of the zoning resolution as proposed entrances to and exits from the proposed gas station are more than 200 ft. (measured along the line of normal pedestrian travel) from the nearest exit from and the nearest entrance to Cross Island parkway; and

WHEREAS, the applicant further contends that the unique and irregular shape of the plot does not permit full compliance with the rear yard regulation applicable hereto; that the premises is irregular and trapezoidal in shape and has a depth of only 37.52 ft. on its easterly lot line and a depth of 147.83 ft. on its westerly lot line, or a mean depth of 92.68 ft.; that the rear yard requirements applicable hereto require, in an E-1 area district, a rear yard of 25% of the mean depth of the lot, or 23.17 ft.; that this would require the building to be moved forward an additional 12.17 ft. from the 11-foot setback, so that it would be almost adjacent to the pump islands; that such an awkward arrangement of the subject premises for a gas station would be functionally and economically unsound; that the premises could not be utilized in a beneficial manner and because of its unique shape and size, no arrangement other than as proposed is feasible and practical; that the erection of the proposed building with an 11 ft. rear yard setback, instead of the required 23.17 ft. setback, would not deprive the adjoining property owners of light and ventilation, nor adversely affect them; and

WHEREAS, the applicant further contends that the proposed arrangement of the subject premises complies with the spirit of the law, in that the area district regulations permit a substitution of one foot of depth of unoccupied space across the whole width of the front of the lot at the curb level between the street line and the street wall of the building, for each one foot in excess of 10 ft. of the depth of the rear yard; that the pump islands are set back 15 ft. from the building line, as required in an E-1 district, but no credit can be taken for this front yard, as in this particular case, the street line is in effect 15 ft. from the actual street line; that between the pump islands and the street wall of the building, there is a minimum of 20 ft. of additional unoccupied space, but the borough superintendent in his decision indicates that substitution of front yard for rear yard requirements does not apply due to pump location of 15 ft. from building line; that therefore, there is technically no unoccupied space across the whole width of the front of the lot; that however, the pump islands occupy only a minute portion of the area of the plot and would not interfere in any manner whatsoever with light and ventilation of the subject premises or of adjoining properties; that the area of the building is only 1350 sq. ft. or only 14.5% of the total area of the plot, leaving a total occupied area, exclusive of pump islands, landscaping and fencing of 14.5% of the area of the plot, whereas a building conforming to the area district requirements could be built to cover 40% of the 9292 sq. ft. area of the plot or 3716.8 sq. ft.; that therefore adjoining properties will be assured of more light and ventilation if this variance were granted than would be available if a structure conforming to the E-1 area district regulations were to be erected without a variance; that the proposed building, one story, 19 ft. 6¾ in. in height and occupying an area of only 1350 sq. ft. would provide more light and ventilation to adjoining properties than if the present non-conforming structure would continue to be maintained; that the existing structure, 1 and 3 stories in height now occupies an area of 2687.72 sq. ft. and has only a rear yard of 9.8 ft., whereas the proposed structure would have a rear yard of 11 ft. and would occupy approximately 50% less area; that the adjoining properties to the rear of the subject premises would not be adversely affected

by the proposed variation; that these adjoining properties are developed with two story residences set back approximately 40 ft. from their rear lot lines, with the exception of lot 29 which is vacant except for an accessory garage built at the rear lot line, and lot 31 which also has an accessory garage at the rear lot line; that the adjoining property to the west is developed with a lumber yard and the adjoining property to the east is a small, irregular parcel, with a frontage of only 16 ft. on 149th street, which is vacant; and

WHEREAS, the applicant states that the present owner has held title to the property since June 6, 1946; that the assessed valuation of land is \$3,500 and of the building \$3,500 making a total of \$7,000; that the building was erected in 1912; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the Board has taken particular notice of the entrance to Cross Island Parkway and also the type of traffic along the service road; that Cross Island Parkway is depressed; and also noted that this would involve the taking down of an old building which was formerly used in connection with the railroad, and which has no further use and believes this would be an improvement to the neighborhood and recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to rear yard and Section 7e to permit for a term of fifteen years the use of the premises as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received June 19, 1956", one sheet and "August 7, 1956", 4 sheets, *on condition* that all buildings now on the premises shall be removed and the premises shall be levelled substantially to the grade of the service road and shall be constructed and arranged as indicated on such plans; that the accessory building shall have no cellar below and shall be of the design as indicated on such plans and shall be faced with face brick on all sides; that pumps shall be not nearer than 15 ft. to the street building line and shall be of a low approved type; that planted areas shall be maintained along the lot lines where shown, with suitable planting material and protected with curbing not less than 6 in. in width and 8 in. in height; that along the interior lot lines to the east, south and west there shall be erected a masonry wall not less than 5 ft. 6 in. in height, of brick matching the brick as used on the accessory building; that such walls shall have suitable terminating posts; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the balance of the premises where not occupied by pumps, accessory building and planted areas shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to three curb cuts, where shown, two 30 ft. in width and one 20 ft. in width, with no portion of any curb cut nearer than 5 ft. to a side lot line as prolonged; that there may be for a similar term under Section 7i minor repairs with hand tools only for adjustments maintained solely within the accessory building; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of one post standard, to the east, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permit-

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ting such sign to extend beyond the building line for a distance of not more than 4 ft.; that as to Objection No. 2, the arrangement permitted herein may be permitted under Section 21; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

440-56-BZ

APPLICANT—Paul Friedman, for Louis P. Levine, Alfonso Bivona, S. Richard Bivona and Robert J. Perillo, owners.

SUBJECT—Application June 20, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of 15 years, the erection of a gasoline service station with accessory uses of lubritorium, car washing, sales of auto accessories and parking of cars awaiting service.

PREMISES AFFECTED—3900-3910 Bronxwood avenue, northeast corner of East 222nd street, Block 4858, Lots 27, 29 and 30. Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Darwin W. Telesford.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 9, 1956 after due notice by publication in the Bulletin; laid over to November 14, 1956, at the request of the applicant, representative of objectors joining the request; no further request for adjournment considered; then to December 11, 1956, for inspection and decision; hearing closed; applicant to amend papers to include motor vehicle repairing and file a new decision including such use; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bronxwood avenue and East 222nd street are in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 22, 1956 acting on N.B. Applic. 1053-56, reads:

"1. Proposed use of gasoline service station, lubritorium, auto washing, non automatic, office, sales & storage of auto accessories, & parking of cars waiting to be serviced in a residence use district is contrary to Art. II, Sect. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 98.02 ft. in depth, now vacant; that it is proposed to erect and maintain for a term of fifteen years, a gasoline service station, lubritorium, non-automatic auto wash, office, sales and storage of auto accessories, and parking of cars waiting to be serviced; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a residence use district and was rezoned for business use on March 13, 1925; that the present residence designation became effective October 18, 1949; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that there is no economic demand for residential use development as the property is located at the intersection of Bronxwood avenue and East 222nd street, both major thoroughfares which sustain substantial volumes of automobile traffic; that there is an economic demand for use of the subject premises as a gas station, as it is situated on the intersection of two heavily travelled auto thoroughfares, because no similar facilities exist for the convenience of the neighborhood in the area

and because a grant of this application would result in a substantial investment to improve the property so as to yield a reasonable return on the owners' investment; that the property opposite the subject premises on the southerly side of East 222nd street is mostly vacant, as is the property opposite, on the westerly side of Bronxwood avenue; that the adjoining properties, north and east of the site, will be protected and buffered by the proposed fence wall and landscaping arrangements; that it is proposed to set back the proposed building 10 ft. from the easterly and northerly lot lines and to erect a 5 ft. 6 in. high brick fence wall, extending from the unpierced rear wall of the proposed building to the East 222nd street building line and along the East 222nd street building line for a distance of 10 ft.; that it is also proposed to erect a 5 ft. 6 in. high brick fence wall along the northerly lot line, adjoining the garages at the rear of the adjoining lots, for a distance of 60 ft., starting at the Bronxwood avenue building line; that it is also proposed to return this wall to the front of the building and to provide a 3 ft. 6 in. gate in this wall, so as to obtain access to the landscaped area; that the landscaped and seeded areas will aggregate 1667 sq. ft., or approximately 17% of the area of the plot; that the proposed gas station would have no adverse effect upon nearby properties; that the proposed building, set back 60 ft. from Bronxwood avenue and 23.02 ft. from East 222nd street, would promote public safety as it would give clear visibility to traffic at the intersections; that the area would be benefitted by the elimination of a vacant, debris-strewn lot, which is a potential health menace; and

WHEREAS, the applicant states that the present owner has held title to the property since September 23, 1955 and that the assessed valuation of land is \$8,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 1053/56, Objection No. 1, dated May 22, 1956, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

452-56-BZ

APPLICANT—Frederick A. Ketcher, for Adolph C. Blochner, owner.

SUBJECT—Application June 26, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail and residence use district the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1172 Castle Hill avenue, east side, 53.06 ft. south of Gleason avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; laid over to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in local retail and residence use, D area, class 1 height districts; Castle Hill avenue is in a local retail use, D area, class 1 height district; and

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WHEREAS, the decision of the borough superintendent, dated June 8, 1956 acting on Alt. Applic. 585-56, reads:

"1. Proposed parking lot for more than 5 cars on a lot which is partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Sec. 4-c and Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 105.74 ft. in depth, irregular, on which is located a one story frame building, 12 ft. front by 8 ft. 6 in. in depth and two metal garages; that it is proposed to occupy the plot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that on July 25, 1916 Castle Hill avenue was in a business use, 1¼ height and C area; that on April 26, 1945 it was changed to residence use, class 1 height district and D area; that on May 27, 1953 it was changed to local retail use, class 1 height district and D area (to date); that Gleason avenue is both a local retail use and residence use district and that only 5.21 ft. is in a residence district; and

WHEREAS, the applicant states that it is proposed to demolish the building and metal garages, grade the plot and erect a 5 ft. 6 in. chain link fence along the property lines where no adjoining walls or buildings occur; erect substantial bumpers along property lines; provide an entrance on Castle Hill avenue and an emergency side exit to Gleason avenue; install properly controlled lighting so as to prevent reflection into adjoining premises and to provide a frame office for the attendant; that it is further proposed, in addition to the legal rate sign as directed by the license department, to limit premises to one sign not to exceed 50 sq. ft., with the word "parking"; that this sign will be attached to the fence on Castle Hill avenue; that there will be no sign on Gleason avenue; that the entire plot will be surfaced with cinders, treated with a binder and be properly rolled and will be kept orderly and clean at all times; and

WHEREAS, the applicant contends that the taxes of \$1,080 per annum have placed a heavy financial burden on the owner; that the premises consist of an irregular shaped plot with a 25 ft. wide panhandle leading to Gleason avenue; that there are two rusted and unsafe metal garages and an old, dilapidated frame building which was built about 1899; that the irregular shape of the plot and its small area eliminate it as an apartment house site and the assessed valuation of \$27,000 precludes its use for any new residence construction; that the adjoining gas station, garage and repair shop is an obvious deterrent to its use for local retail shops; that because of these conditions the owner has not been able to develop this plot for any conforming use which would be economically sound; and

WHEREAS, the applicant further contends that because of the limited street parking in the day and the congested side street parking at night, there is a serious need for protected and safe off street parking in this area; that although only 8,200 sq. ft. could be made available, it would provide for a limited amount of off street parking and definitely contribute towards reducing the present traffic congestion, particularly on Fridays and Saturdays, and afford a great convenience to the neighborhood car owners; that the granting of this application for the temporary use would enable the owner to make reasonable use of his property without affecting any one adversely; and

WHEREAS, the applicant states that the present owner has held title to the property since September 21, 1951; that the assessed valuation of land is \$18,700 and of the building \$8,300 making a total of \$27,000; that the building was erected in 1899; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application

be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking of motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received June 26, 1956", 3 sheets, *on condition* that all uses shall be removed and the plot shall be leveled substantially to the grade of the abutting street, constructed and arranged as indicated on such plans; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type erected on a masonry base to a total height of 5 ft. 6 in.; that similar fences shall be erected along the lot lines of Castlehill and Gleason avenues; that the hedge along the building line shall be preserved; that at Gleason avenue there may be an exit with a gate for emergency use only; that a gate shall also be installed at the exit and entrance to Castlehill avenue, which entrance may be 15 ft. in width and with curb cut opposite of similar width; that the gate to Castlehill avenue entrance shall be kept closed when the parking lot is not in operation; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon, except there may be a building erected not over 100 sq. ft. in area and one story in height for use only as an office and shelter for the attendant; that signs shall be restricted to a sign attached to the fence at the entrance, advertising the parking and storage use, the rates charged and such information as may be required by the Commissioner of Licenses; that such sign shall not be illuminated, and shall not exceed 15 sq. ft. in area and shall not extend beyond the building line; that the premises shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that such portable fire fighting appliances shall be maintained as the fire commissioner shall require; that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

453-56-BZ

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner.

SUBJECT—Application June 26, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—3511 Willett avenue, west side, 100.2 ft. north of Gunhill road and 3510 Olinville avenue, Block 4642, Lots 6 and 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; laid over to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for applicant to file revised plan, showing retaining wall, distance of house on lot, etc.; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Olinville avenue and Willett avenue is in a residence use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 11, 1956 acting on Alt. Applic. 587-56, reads:

"1. Parking & storage of more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z. R."

MINUTES

and

WHEREAS, the applicant states that the premises consist of a plot, 63.36 ft. frontage by 190.37 ft. in depth, irregular; that the land is now vacant and it is proposed to occupy the plot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that the owner has held title to lot No. 6 for six years and to lot No. 65 for 26 years; that the irregular shape of the plot and its location adjoining the gas station, eliminate its use for residential purposes; that this has placed a severe financial burden on the owner, who has not been able to develop this plot for any conforming use which would be economically sound; that the proposed offer by Kesbec, Inc. to improve this plot and operate it in conjunction with the adjoining gas station has been the only practical offer presented; that the granting of this application, for the temporary use, would permit the owner to make a reasonable use of his property without adversely affecting anyone; and

WHEREAS, the applicant further states that it is proposed to fill in and grade the plot substantially to the level of the fronting streets; that because of the difference in elevations along the property lines, several small areas will be graded at the angle of repose with adequate retaining wall; that substantial bumpers will be erected along all property lines except where entrance openings occur; that a 5 ft. 6 in. chain link fence will be erected along the building lines and the northerly lot line; that one entrance on each street will be provided and a 3 ft. wide access gate, for the convenience of the attendants, will be hung in the southerly fence; that the entire plot will be surfaced with cinders treated with a binder and properly rolled; that it is further proposed, in addition to the legal parking rate signs as required by the license department, to restrict the premises to two signs not to exceed 50 sq. ft. each, with the word parking; that one sign will be attached to the fence on Willett avenue and the other will be attached to the fence on Olinville avenue; and

WHEREAS, the applicant contends that because of the congested side street parking, particularly at night, there is a serious need for safe and protected off-street parking in this area; that although only 11,000 sq. ft. could be made available, it would be a definite contribution towards relieving the present traffic congestion and afford a great convenience to neighborhood car owners; that the proposed temporary use for parking will result in a decided improvement in the general appearance of the premises, will add to the character of the neighborhood and will inure to the comfort, convenience and safety of the public; and

WHEREAS, the applicant states that the present owner has held title to lot 65 since October, 1929 and to lot 6 since January, 1951 and that the assessed valuation of land is \$18,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the plot to be occupied for parking and storage as proposed and as indicated on plans filed with this application marked "Received June 26, 1956." 3 sheets, and "December 6, 1956", one sheet, *on condition* that the plot shall be leveled as proposed, with retaining wall toward the northerly side, and with gravel banks as may be necessary to carry out the grading plan; that the plot, where proposed for parking, shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected where shown where woven wire fences do not now exist, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, with no openings therein except one to Willett avenue and one to Olinville

avenue, where shown, with curb cuts opposite, each not over 15 ft. in width; that such entrance shall not exceed 15 ft. in width and each shall be fitted with a gate of construction similar to the fence; that such gates shall be kept closed when the parking lot is not in operation; that signs shall be restricted to a sign at each street, attached to the fence and not exceeding 15 sq. ft. in area, and not extending beyond the building line and not illuminated, advertising the parking use and the rates charged and such other information as may be required by the Commissioner of Licenses; that this plot may be operated in conjunction with the existing gasoline station on Lot #1 but shall not be deemed to be an extension thereof but there may be one pedestrian access gate in the southerly wall; that adequate bumpers shall be maintained for protection to fences; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

536-56-BZ

APPLICANT—Robert Gottlieb, for Casper R. Nevola, owner.

SUBJECT—Application August 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of a vacant lot for parking and storage of motor vehicles.

PREMISES AFFECTED—754 East 181st street, southwest corner of Prospect avenue, Block 3096, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

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Negative

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 181st street are in a residence use, B area, class 1½ height district; Prospect avenue is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 18, 1956 acting on Alt. Applic. 748-56, reads:

"1. Parking & storage of motor vehicles in a residence use district is contrary to Art. II, Sect. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 66 ft. frontage by 115 ft. in depth, now vacant; that it is proposed to use premises for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that premises consist of a vacant corner plot about 5 ft. below grade, fronting 115 ft. on Prospect avenue and 66 ft. on East 181st street; that it is proposed to raise the ground approximately to sidewalk level and use it for the parking and storage of motor vehicles; that a small wooden attendant's shack would be built, a chain link fence would enclose the premises, and the top would be cinders, properly treated; that this proposed use is requested for a period of five years; and

WHEREAS, the applicant contends that the proposed parking lot would not in any way affect the neighborhood which is filled mainly by residences and old apartment houses without any facilities for auto parking; that the adjoining street, East 180th street, is filled with business buildings and a bus line runs along the street; that there is definitely a

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shortage of parking space on that street; that as the neighborhood is old, the plot is not suitable for erection of a modern apartment house or private residences and as taxes are high, the granting of a variance would give some income to the owner and also help alleviate the parking situation in this crowded area; that the Board granted a variance under Cal. No. 269-55-BZ to permit parking on the small lot directly to the south (lot 33); that this is mainly used by the owner for his own cars; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1956 and that the assessed valuation of land is \$3,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking of motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received August 1, 1956", 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of the abutting streets, constructed and arranged as indicated on such plans; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type to a height of 5 ft. 6 inches; that where fences of substantially the same height exist, they may be permitted to remain; that there shall be an exit and entrance solely on Prospect avenue, 15 ft. in width which shall be equipped with gates that shall be kept closed when the parking lot is not in operation; that opposite such opening there shall be a curb cut of similar width; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon, except there may be a building erected not over 100 sq. ft. in area and one story in height for use as an office and shelter for the attendant; that signs shall be restricted to a sign attached to the fence at the entrance, advertising the parking and storage use, the rates charged and such information as may be required by the Commissioner of Licenses, that such sign shall not be illuminated, and shall not exceed 15 sq. ft. in area and extend beyond the building line; that the premises shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that such portable fire fighting appliances shall be installed as the fire commissioner shall require; that proper bumpers shall be maintained against the fences, properly spaced therefrom for their protection; that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

560-56-BZ

APPLICANT—Charles V. Halley, Jr., for John J. Reynolds, Inc., owner (Gristede Bros. Inc., lessee).

SUBJECT—Application August 14, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the extension of parking for patrons of a food market.

PREMISES AFFECTED—565-577 West 235th street, northeast corner of Netherland avenue, Block 3409, Lot 484, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles V. Halley, Jr. and Archie M. Hertz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Netherland avenue and 235th street are in local retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 26, 1956 acting on Alt. Applic. 768-56, reads:

"1. Extension of parking area for patrons of food market in a residence use district is contrary to Art. II Sect. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 113 ft. 5 $\frac{3}{8}$ in. frontage by 209 ft. 5 $\frac{1}{8}$ in. in depth, on which is now located a food market and retail stores, parking, loading and unloading space; that it is proposed to extend the present parking area for the benefit of the patrons of the food market; and

WHEREAS, the applicant states that the property is now in a local retail use, class 1 height and D area district; that as of July 25, 1916 the portion of the property within 100 ft. of West 235th street and Netherland avenue was zoned business and the remainder was zoned residence; that all of the property was in a 1 $\frac{1}{4}$ height district and B area district; that the present use district became effective May 8, 1952; that the present height and area district became effective January 14, 1954; present local retail district 150 ft. from West 235th street, then residence; and

WHEREAS, the applicant contends that it is a well known fact that most patrons who shop in large food markets usually use their automobiles; that unless off the street parking space is made available to them, such patrons would be compelled to seek parking space in the streets and nearby avenue; that this would result in congesting and overcrowding the streets with automobiles, creating traffic problems and causing hazardous and dangerous conditions to pedestrians; that the proposed extended parking area, which is within the owner's property lot lines and boundaries, will ease automobile traffic in the streets because patrons using the food market will be able to park in an area provided for that purpose; that the parking area is immediately adjacent to the food market; that it is pitched for proper drainage and the piping and traps are sewer connected, which would eliminate any accumulation of water; that no immediate residential neighbor or property owner would be adversely affected by the proposed extension of the parking area; and

WHEREAS, the applicant states that the present owner has held title to the property since April, 1954; that the assessed valuation of land is \$95,000 and of the building \$80,000 making a total of \$175,000; that the building was erected July 3, 1956; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variance* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the parking area for use in connection with the one-story stores, as proposed and indicated on plans filed with this application, marked "Received August 14, 1956", 6 sheets, *on condition* that the extension of the plot shall be leveled substantially to the grade of the present parking lot, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall

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be erected on the lot lines where walls of adjoining buildings and concrete retaining walls do not occur, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that bumpers shall be maintained for protection of such fences; that this portion of the parking lot as extended shall be used only in conjunction with the existing parking lot permitted by the Department of Buildings for use by employees and patrons of the adjoining stores; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

568-56-BZ

APPLICANT—Milton S. Zeiberg, for Helen Weiss, owner (Lawrence Parking Corp., lessee).

SUBJECT—Application August 16, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed use of parking of motor vehicles.

PREMISES AFFECTED—927-939 East Tremont avenue, north side, 50 ft. west of Vyse avenue, Block 3126, Lots 3, 4 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Milton S. Zeiberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commission Keating and Deputy Chief Connolly.... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; laid over to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for report from applicant as to possibility of providing an emergency exit and for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Daly avenue and Vyse avenue are in business and residence use, B area, class 1½ height districts; East Tremont avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 14, 1956 acting on Alt. Applic. 447-56, reads:

"1. Proposed use of parking of motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 62.55 ft. frontage by 272 ft. in depth; that it is proposed to level, fence and comply with all requirements of the department of buildings for plot A, and to use the same for the parking and storing of more than five motor vehicles conjunctive with the similar use of plot B; that plot A adjoins plot B; that this proposal would deviate from the zoning resolution in that the proposed use for parking and storing of more than five motor vehicles is in a residence use zone, and the purpose of this proceeding is to obtain a variance of the use for the proposed purpose; and

WHEREAS, the applicant states that the premises with respect to the within appeal consists of an interior plot, 62.55 ft. by 202 ft. of vacant land, of block 3126, lot 8, which plot shall be referred to herein as plot A; that the adjoining premises consisting of 25 ft. by 43.22 ft. of block 3126, lot 4; 50.01 ft. by 100.3 ft. of block 3126, lot 3 and 45 ft. by 60 ft. irregular of Block 3126, lot 8, for which certificate of occupancy No. 18399, dated March 1, 1956, was issued as follows: live loads 0 vacant lot; use—parking and storage for more than five motor vehicles; note—no portion of lot,

located in residence use district, shall be used for any commercial purpose; that the plot described above for which certificate of occupancy has been issued shall be referred to herein as plot B; that the owners have leased the premises to Lawrence Parking Corporation who now conduct the business of parking and storing of motor vehicles on plot B; that plot A premises is located in a residence use district and plot B is located in a business and residence use district; that the entire premises is located in a B area, class 1½ height district; and

WHEREAS, the applicant contends that the proposed use will relieve the congestion caused by the parking of motor vehicles which is in excess of available street parking space; that garaging facilities in the neighborhood have been reduced recently by the demolition of existing garages to make way for the Cross Bronx expressway; that it is also anticipated that one side parking regulations will go into effect in a short time; that no curb cut is required for the use of plot A, as access thereto will be provided from the existing use of plot B; and

WHEREAS, the applicant states that the present owner has held title to lots 3 and 4 since April 20, 1955 and to lot 8 since October 18, 1948; that the assessed valuation of land is \$40,000 and of the building \$12,000 making a total of \$52,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the extension of the existing parking use within the business district into the more restricted district substantially as proposed and as indicated on plans filed with this application marked "Received August 16, 1956", 3 sheets, *on condition* that the plot shall be leveled substantially to the grade of East Tremont avenue and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior lot lines, continuing the required fences on the lot lines in the business district, a woven wire fence of the chain link type not less than five feet six inches in height, with no openings therein; that proper bumpers shall be maintained against such fence for protection thereto; that such portable fire-fighting appliances shall be maintained as the Fire commissioner shall direct; that this portion of the plot shall be serviced as to entrance and egress by the existing entrance as permitted by the Department of Buildings to Tremont avenue; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

605-56-BZ

APPLICANT—Samuel Miller, for Episcopal Church of St. Peters, owner (Esso Standard Oil Co., purchaser under contract).

SUBJECT—Application September 5, 1956—(decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a residence, retail and restricted retail, D area district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—2511 Westchester avenue, northwest corner of St. Peters avenue, Block 3980, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1956 after due notice by publication in the Bulletin; laid over to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence, retail and restricted retail use, D area, class 1 height districts; St. Peters avenue is in restricted retail and retail use, D area, class 1 height districts; Tratman avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 8, 1956 acting on N.B. Applic. 402-56, reads:

"1. The erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools and the parking of motor vehicles awaiting service partly in a residence use zone, partly in a restricted retail zone and partly in a retail zone is contrary to Art. 2, sections 3, 4B and 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 198.68 ft. frontage by 108.98 ft. in depth, on which is located a 2½ story frame dwelling, a two car garage, a wood picket fence and a line of hedges; that it is proposed to remove the frame dwelling and erect a gasoline service station; and

WHEREAS, the applicant states that the property in question is presently owned by the Episcopal Church of St. Peters, which is a religious corporation, with offices at 2500 Westchester avenue, in the borough of The Bronx; that subject to a zoning variance, Esso Standard Oil company proposes to purchase this property and erect thereon a modern one-stop gasoline service station; and

WHEREAS, the applicant further states that present zoning shows that the west side of Westchester avenue between St. Peters avenue and Overing avenue, for a depth of 100 ft. and parallel to same, is located in a retail use district; that the north side of St. Peters avenue from a point 100 ft. west of Westchester avenue and extending to Tratman avenue and parallel to same is zoned for restricted retail use; that the balance of the block bounded by Westchester avenue, St. Peters avenue, Tratman avenue and Overing avenue is zoned for residence use and that the entire block is zoned for class 1 height and D area; that on July 25, 1916 the plot in question was zoned for business use on both Westchester avenue and St. Peters avenue for a depth of 100 ft. parallel to same, with the balance being zoned for residence use; that also, on July 25, 1916 the plot, as well as the entire block was located in a class 1¼ height district and C area; that the business use was rezoned to retail and restricted retail on June 3, 1947 and the height and area were changed from class 1¼ height and C area, to class 1 height and D area, on April 26, 1945; and

WHEREAS, the applicant states that section 7A of the zoning resolution does not apply inasmuch as the proposed curb cut and ramp on St. Peters avenue will be within the first 25 ft. of the corner and the retail use abuts or adjoins restricted retail use and not residence zone along this street; that likewise, the application does not contravene section 21A of the zoning resolution; that the playground located on Tratman avenue between the south side of St. Peters avenue and the north side of Rowland avenue in block 3974, Lot 20, is in excess of one half acre; that however, the only entrance to same is located on Tratman avenue approximately 90 ft. from St. Peters avenue and this distance is in excess of the distances prescribed in section 21A; that along Trat-

man avenue from the aforementioned entrance or exit gate and returning along the entire depth of the playground on St. Peters avenue, there exists a cyclone type (chain link) fence between 12 ft. and 15 ft. in height, with no openings therein; and

WHEREAS, the applicant states that existing conditions show a 2½ story frame dwelling with cellar which is now vacant and was formerly used as the parsonage for the Church, which is located across Westchester avenue; that there also exists a two car garage of masonry construction as well as numerous trees and privet hedges, a wood board fence along St. Peters avenue, a wood picket fence along Westchester avenue, a 6 ft. high chain link wire fence on a stone retaining wall along the rear or west side of the plot, and returning approximately 10 ft. along the northerly lot line; that continuing along the northerly line to Westchester avenue, there are hedge trees about 12 ft. high; that on the northerly side of the hedges, which is the property of the owner of the adjoining funeral home, there is a 3 ft. high wood picket fence; that the plot is generally two to three feet above the grade of the surrounding streets and the sidewalks on both streets are paved in part with blue stone flags and the street curbs are in reasonably good condition; that the six story multiple dwelling fronting on Tratman avenue is about 8 ft. from the westerly lot line and the existing 6 ft. high woven wire fence on the stone retaining wall, which it is proposed to retain, acts as a suitable buffer; that the funeral home located to the north will be protected by the present 12 ft. high hedge trees, which it is also proposed to retain; that the Huntington Library and Reading room, located at No. 9 Westchester square in block 3981, lot 2 at the northwest corner of Overing street and Westchester square (Westchester avenue and/or Lane avenue) consists of a free reading room with daily hours from 2 P. M. to 5 P. M. except Saturdays, Sundays and holidays; that this so-called library was established about 1895; that the nearest entrance from the plot in question is more than 230 ft. and this entrance consists of a 3 ft. gate, normally locked, used for an emergency entrance; that the main entrance gate is located on Lane avenue and is more than 350 ft. from the subject plot and same is not on the same street between the same intersecting streets; and

WHEREAS, the applicant also states that the proposed work consists of demolishing the present 2½ story frame building and the two car masonry garage; the levelling of the plot, except that portion used for planted areas, substantially to the grade of Westchester avenue; the repairing or replacing of the present sidewalks and curbs; the erection of a one story accessory building for use as a sales office, rest rooms, combination heater and store room and three service bays for lubrication, non-automatic car washing and minor repairs and adjustments with hand tools only; that the building will be of masonry construction finished with face brick and porcelain trim on the two street fronts; that the building will be set forward 20 ft. from the west line which adjoins the six story multiple dwelling and will also be set in from St. Peters avenue approximately 61 ft.; that existing interior lot line fences will be used as shown on plan filed with this application; that it is also proposed to erect a new chain link fence 3 ft. 6 in. high on a 1 ft. high masonry base from the rear of the plot for a distance of 50 ft. along the building line of St. Peters avenue; that 12 gasoline tanks together with 2 pump islands and 5 dispensing pumps will be installed; that the pumps will be of the low approved type and will be set back a minimum distance of 15 ft. from the lot line of Westchester avenue; that one 550 gallon fuel oil tank for an approved type Gilbert & Barker ceiling suspended furnace will also be installed; that suitable planted areas will be provided and the yard area where not used for planted spaces will be paved with asphaltic concrete; that one post standard with an "Esso" brand sign will be located at the intersection; that curb cuts will consist of one 20 ft. cut on St. Peters avenue within the first 25 ft. of the corner, and three 30 ft. cuts on Westchester avenue; that no curb cut will be within 5 ft. of any lot line as extended; and

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WHEREAS, the applicant contends that present legal or otherwise non-conforming uses include the parking of cars in block 3981, lots 10 and 11 for employees and customers of the Bronx Savings bank, as permitted by the Board under Cal. No. 604-52-BZ for a term of fifteen years on November 18, 1952; that the Board also granted a variance for a gas station under Cal. No. 116-56-BZ, for a term of fifteen years, in block 3974, lot 1 at the northwest corner of Westchester avenue and Rowland street; that at No. 2463 Westchester avenue in block 3974, lot 53, there exists an auto showroom, garage and repair shop; that abutting the plot in question on the north and fronting on Westchester avenue for a distance of 145 ft., there exists the Thomas C. Bible funeral home and grounds; that while this funeral home and grounds extend into the residence zone, it must be considered a legal non-conforming use inasmuch as it was established prior to effective zoning on July 25, 1916; that also located in block 3974, lots 43 and 48, at the southwest corner of Westchester avenue and St. Peters avenue, there is the former I.R.T. sub-station and power house which premises are now under the jurisdiction of the Transit authority; that the plot, which extends in part into a restrictive retail zone, is also a legal non-conforming use since it was established before July 1916; that in addition, across Westchester avenue from the plot under consideration, there exists the Episcopal Church of St. Peters and a cemetery burial grounds; that this plot extends along Westchester avenue for a distance of about 683 ft. between Seabury avenue and Herschell street; that also located in block 3858 in lots 1, 5, 8, 9, 12 and 40, at the northeast corner of Westchester avenue and Seabury avenue, there is a licensed parking lot for 270 cars; that the stores in the neighborhood along Westchester avenue are used generally for industrial and wholesale purposes such as warehousing and distribution, cabinet making, automobile accessories, sheet metal and junk shop; and

WHEREAS, the applicant further contends that there is no economic demand for the use of the subject premises with a use permissible in a retail use district, such as retail stores or residences, as is evidenced by the type of occupancy in the stores already in existence, but there is an economic demand for the use of the premises as a gas station; that there is an elevated railroad along Westchester avenue in front of the site and all along the affected area, and this structure acts as a deterrent to development with a conforming use; that in addition, Westchester avenue is a heavily travelled thoroughfare which sustains a substantial volume of transient traffic, so that an attractive gas station could be constructed at a substantial capital investment and would yield a reasonable return; that the proposed gas station will not adversely affect the surrounding area but will be in harmony with nearby non-conforming uses; that the proposed use will provide an open and attractive area and will thus insure to owners of adjacent properties permanent light and air, which such properties would not derive from a large conforming structure; and

WHEREAS, the applicant states that the present owner has held title to the property since January 17, 1886; that the assessed valuation of land is \$42,500 and of the building \$7,500 making a total of \$50,000; that the building was erected in 1886; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7e and 7i for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received October 22, 1956," 4 sheets, on condition that all existing buildings and uses shall be removed and the premises shall be leveled substantially

to the grade of Westchester avenue; that the accessory building shall have no cellar and shall be of the design and arrangement as indicated, except that the doors to toilet rooms shall not be contiguous; that this building shall be located where shown and the space in back for the distance shown shall be landscaped with suitable material, properly protected by a concrete curbing not less than 6 in. in width and 8 in. in height; that along the rear lot line to the west, the present retaining wall may be continued, provided a fence of the woven wire chain link type not less than 5 ft. 6 in. in height is erected thereon; that along the lot line to the north there shall also be a similar chain link woven wire fence of the chain link type of the same height; that any hedges shall be maintained; that along the side lot line to the south, a fence 75 ft. in length, where shown, shall be erected on a 12 in. masonry wall to a total height of 5 ft. 6 in.; that curb cuts shall be restricted to three to Westchester avenue, each 30 ft. in width, located where shown, and one curb cut located within the 25 ft. from the intersection of St. Peters avenue, 20 ft. in width; that at the intersection, within the building line, there shall be erected a block of concrete at least 12 in. in height, extending for 5 feet along each street; that sidewalks and curbing abutting the site shall be repaired or reconstructed to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the accessory building, and the globes of the gasoline pumps, excluding all roof signs and temporary signs, but permitting the erection at the intersection Westchester and St. Peters avenue of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline sold, and permitting such sign to extend beyond the building line not more than 4 feet; that under section 7i for a similar term, there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building; that under section 7h for a similar term, there may be parking of cars, provided same are so parked as not to interfere with the servicing of the station; that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 11, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

634-52-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Margolin, owner. (Tells Dept. Stores, Inc., lessee).

SUBJECT—Application for consideration—reopening for amendment of resolution as to fire alarm system—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1333-1339 Broadway and 1-13 Linden street, northwest corner (cellar and 1st floor), Block 3321, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment to the preamble to the resolution adopted by the Board on January 30, 1953, for the purpose of omitting the statements made by him that the sprinkler system is connected to fire headquarters through a central station and that at the present time there is no fire alarm system and no fire drills are maintained, but the owner proposes to install a fire alarm system and maintain fire drills.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 30, 1953, by adding thereto:

"that the requirements as to installation of a fire alarm system and maintenance of fire drills shall be complied with and such system shall be installed and maintained in addition to the central station connection for the sprinkler system." (Alt. 1878/52)

997-55-A

APPLICANT—Hal I. Mirowitz, for Kate A. Fielding, owner.

SUBJECT—Application December 19, 1955—Appeal from a decision of the borough superintendent; re frame building—use of more than 2 stories for living quarters.

PREMISES AFFECTED—112-01 208th street, southeast corner of 112th avenue, Block 10985, Lot 18, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Hal I. Mirowitz and Kate A. Fielding.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated December 8, 1955, on Alt. App. 715/55 reads:

"1. The use of more than two stories for living quarters in a two-family frame residence is contrary to Section 8.7.2.1 of the Building Code."

and

WHEREAS, the applicant states that the building is two stories and attic, 28 ft. in height, 20 ft. front by 42 ft. in depth, at first floor; 20 ft. front by 28 ft. depth at second floor, of class 4 construction, erected 1907, located on a lot 32.50 ft. front by 100 ft. in depth, in a residence use, E-1 area, class ½ height district, and used and occupied since 1938: cellar—household storage; 1st floor—dwelling, one family in conjunction with second floor; attic: dwelling, one family; no change in use or occupancy is now proposed; the building is provided with one 2ft. 10 in. wide interior wood stairs, enclosed in partitions of wood lath and plaster equipped with wood doors which are not self-closing; there is one fire escape at the rear, extending to yard by ladder; and

WHEREAS, Violation No. 1069 was issued February 24, 1955 for installing plumbing without filing plans or securing permission from the Department of Buildings; and

WHEREAS, the owner states that she has been living in this building since 1931; that in February or March, 1938, the dwelling was converted to a two-family dwelling; that an architect and contractor were retained to perform the work consisting of three rooms and kitchen and bath on the third story which had been a former attic; that all the necessary inspections were passed at that time; that on

February 4, 1955 she received a notice of complaint that a multiple dwelling violation existed; that the occupancy of the building is the occupancy by her daughter and her daughter's husband and herself, occupying the first and second floors combined, and the attic by a separate tenant; that the complaint of the Department of Buildings was later changed to: installing a kitchen on the third floor of a frame dwelling without permission; that the architect who drew and filed the plans in 1938 neglected to show a kitchen and the owner knew nothing of this condition until the notice was received from the Department of Buildings; that an architect was engaged to draw up corrected plans, which were filed and approved, and the building and plumbing inspectors examined the property and passed it in May of 1955; that on July 15, 1955, notice was received that such approval had been cancelled and certificate of occupancy could not be obtained for the reason that the Code enacted in January 1938 did not permit an apartment on the third floor of a frame dwelling; that the owner signed a contract for the installation of a fire escape and surfacing of the exterior of the dwelling in stone and fire-proof shingles for extra protection; and

WHEREAS, the applicant contends that she needs the income from the attic apartment to sustain herself since she is dependent entirely on Social Security and it is therefore requested that the Board permit the continuance of the occupancy of the attic apartment as it has existed for the past 17 years; and

WHEREAS, the records of the Department of Buildings indicate that the building was erected under approved N. B. App. 7337/37 as a dwelling arranged for occupancy by one family and that under Slip Applic. 5012/28 a one car accessory frame garage was erected on the rear of the lot and that certificate of occupancy No. 34635 was issued; and

WHEREAS, Alt. App. 715/55 was filed with the borough superintendent approximately March 24, 1955, to legalize the two-family dwelling approved under Alt. App. 1694/38 and to obtain a certificate of occupancy for same; that this application was approved by the borough superintendent May 20, 1955, and permit issued June 1, 1955; the specification sheet as approved by the borough superintendent contains the notation, "Work done under Alt. App. 1694/38, but no CO obtained", in connection with this alteration application the plumbing inspector stated that the plumbing work was existing and installed prior to inspection and that it was installed in a satisfactory manner; and

WHEREAS, application for certificate of occupancy was filed May 27, 1955 and the work was signed off by the inspector June 9, 1955; and

WHEREAS, the borough superintendent issued the following decision under date of July 13, 1955 to the owner,

"This letter is to inform you that approval given on Alteration #715-55, on May 20, 1955, to legalize two-family dwelling approved under Alteration 1694/38, is hereby revoked, the reason for this revocation being that since January 1st, 1938, according to Section C26-536.0, it is unlawful to use more than two stories for living quarters in two-family frame residence buildings."

and

WHEREAS, the Acting Borough Superintendent advised the Board under date of August 26, 1955, that Alt. App. 715/55, filed with the department March 24, 1955, to legalize two-family dwelling approved under Alt. App. 1694/38, was approved May 20, 1955; that however, the engineer reported that the alteration was approved in error and requested the revocation of such approval; that on July 13, 1955, a letter was addressed to the owner revoking the approval granted on such application for the reason that since January 1, 1938, under Section C26-536.0 it was unlawful to use more than two stories for living quarters in a two family frame residence building; and

WHEREAS, records of the department filed under Alt. App. 1694/38, have not been made available to the Board; and

WHEREAS, the premises was inspected by a committee of the Board.

MINUTES

Resolved, that the decision of the borough superintendent, dated December 8, 1955, acting on Alt. App. 715/55, Objection #1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fire escape on the rear of the building, consisting of a balcony on the attic storey and fire escape and balcony from approximately the second storey with drop ladder to grade shall be maintained so as to provide a second means of exit from the attic storey; and that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and shall be occupied by no more than two families.

127-56-A

APPLICANT—James E. Casale, for Montmoor Corp., owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re non-fireproof building, commercial use, exits, etc.

PREMISES AFFECTED—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated February 17, 1956, on Alt. App. 1518/55 reads:

"1. Proposed change in use from class A MD to commercial for this class 3, 6 story building is contrary to 4.2.1 B.C. since the 4 story and 50' limitations are exceeded.

"2. Exits inadequate under 6.1.5 and 6.1.7 B.C."

and

WHEREAS, the applicant states the building is 5 stories, and basement, 69 ft. 9½ in. in height, 24 ft. front by 92 ft. in depth, at street level, 24 ft. front by 72 ft. 5 in. in depth at typical floor level, of class 3 construction, erected prior to 1899, located on a lot 24 ft. front by 100 ft. 5 in. in depth, now in a restricted retail use, B area, class 1½ height district and used and occupied since 1944 as follows—cellar—boiler room and storage; basement—display, 2 persons; 1st floor—retail display and one apartment, 2 persons; 2nd, 3rd, 4th and 5th floors—one apartment per floor; proposed to be used and occupied as follows—cellar—boiler room and storage; basement—display and office, 3 persons; 1st floor—display and office, 4 persons; 2nd to 5th floors, offices, 4 persons each floor; the building is provided with a one-source sprinkler system in the stairhall and under the stair soffits in accordance with Sect 187 of the Multiple Dwelling Law; there is one interior stairs, 2 ft. 8 in. and 4 ft. in width, enclosed in partitions of studs and plaster, equipped with ¾ hour fireproof self-closing doors; and

WHEREAS, Certificate of Occupancy #30289 was issued May 5, 1944, against Alt. App. 541/43, describing the building as a hereafter converted class A multiple dwelling and permitting the following uses—cellar—storage; basement—storage and display, 4 persons; 1st floor—one apartment, display space, retail trade; 6 persons; 2nd floor—one apartment; 3rd floor—two apartments; 4th floor—2 apartments—5th floor—one apartment; and

WHEREAS, the applicant states the building was erected prior to 1899 as a private residence and altered in 1937 to business use on the basement and 1st floor and the balance of the building as a converted multiple dwelling consisting of six housekeeping apartments; that in 1944 a new certificate of occupancy was obtained permitting the second floor to be used as retail display and one apartment; and

WHEREAS, the applicant states that the building is provided with wood stairs, 4 ft. wide from street to 4th floor; these stairs are elliptical but do not contain sharp winders or narrow treads; that from the 4th to 5th floor there is a 2 ft. 8 in. wide iron stairs; that access to the roof is by means of a 26 inch iron stair leading to a terra-cotta bulkhead; and

WHEREAS, the applicant contends that the egress facilities are not inadequate inasmuch as the building is less than 2,500 sq. ft. in area and less than 75 ft. in height; that the proposed occupancy, from 4 to 8 persons per floor, is well within the limits of one person for each 50 sq. ft. of floor area; that under normal conditions, a similar building would require but one stairway from street to roof; that the existing stairs are within a partition of studs, rock lath and plaster, and the entire enclosure, including stair soffits, is protected by a multiple dwelling type sprinkler system; that all doors to the stair enclosure from office space are to be made ¾ hour fireproof self-closing; existing elevator doors and 1½ hour fireproof doors made self-closing; that the occupants of the building will be individual concerns but no manufacturing or storage of combustible materials will be permitted; it is therefore requested that a variance be granted to permit the use of the premises as indicated on plans filed with this appeal; and

WHEREAS, Violation 3594 was issued May 22, 1956, for changing the arrangement, use and occupancy of the building contrary to certificate of occupancy; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, dated February 17, 1956, acting on Alt. App. 1518/55, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the change of use to a commercial building, as proposed and with exits as shown on plans filed with this appeal, marked "Received February 24, 1956", 13 sheets and "October 10, 1956", 2 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

439-56-A

APPLICANT—A. H. Salkowitz, for Woodside Savings and Loan Association, owner.

SUBJECT—Application June 19, 1956—Appeal from a decision of the borough superintendent, re egress, stairways, etc.

PREMISES AFFECTED—39-46 61st street, west side, 78.23 ft. north of Roosevelt avenue, Block 1229, Lot 119, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 27, 1956, on Alt. App. 1095/53 reads:

"1. The means of egress from the first floor as indicated on the plans is contrary to Section 6.1.2.2.2, 6.1.2.4 (1), 6.2.2.4(4) Bldg. Code.

2. Provide stairway enclosure from 2nd story as per 6.4.1.8.1 Bldg. Code.

3. Provide scuttle and ladder to roof as per 6.4.1.11 Bldg. Code."

and

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WHEREAS, the applicant states the building is 1 story, 16 ft. in height, 24 ft. 10 in. front by 60 ft. in depth, of Class 3 construction, erected in 1949 on a lot 25 ft. front by 100 ft. in area, in a business use, B area, Class 1 height district; used and occupied since 1949: cellar—boiler room, 0 persons; 1st floor—bank, 11 persons; and

WHEREAS, it is proposed to increase the building to two stories, 27 ft. in height, 25 ft. by 100 ft. in depth at 1st floor and 25 ft. front by 90 ft. in depth at 2nd floor and to use and occupy the altered building as follows: cellar—boiler room, number of persons not stated; 1st floor—bank—11 persons; 2nd floor—bank and offices, 5 persons. The building is provided with one fireproof 3 ft. wide steel stairs, enclosed in fireproof blocks, equipped with fireproof, self-closing doors. Stairhall will not lead directly to street; and

WHEREAS, Certificate of Occupancy #Q55379 was issued May 24, 1949, against N.B. App. 2978/48 for the existing building, permitting the use and occupancy thereof as follows: Cellar—boiler room, number of persons not stated; 1st floor—bank, 5 persons; and

WHEREAS, the applicant states the existing building is constructed of masonry walls, steel joists, roof beams and incombustible roof slab; that it is proposed to erect the addition entirely fireproof, erect a glass-enclosed lobby at front which will provide access to first floor bank area and the second floor bank-office area; that to be required to provide additional exits or enclose the stair would be impractical and interfere with the operation of the bank; that an additional stair will be provided from first floor leading to second floor at rear of the bank and down to the existing boiler room; that the interior stair leading to cellar will be entirely enclosed; and

WHEREAS, the applicant contends that strict compliance with the law would cause unnecessary hardship to the owner, in curtailing the volume of business handled and that no other location for the expansion of bank facilities is available and it is therefore requested that a variation be granted permitting this extension and use as herein proposed and indicated on filed plans; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated May 27, 1956, acting on Alt. App. 1095/53, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that revised plans marked "Received December 7, 1956", (7 sheets), shall be carried out and the entire building used as proposed for bank occupancy without other tenants; that the building shall not be further increased in height or occupancy and in all other respects shall comply with all laws, rules and regulations applicable thereto.

483-49-A—Vol. III

APPLICANT—Jack Fein, for Dr. Gregory Majzlin, owner.
SUBJECT—Application for consideration—reopening as Vol. III to consider further extension of building—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1480-1490 New York avenue, northwest corner of Farragut road, Block 4996, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider further extension of the building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

74-46-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Numa Cherry, owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—change of use.

PREMISES AFFECTED—865-867 Grand street, north side, 175 ft. west of Olive street, Block 2922, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 2 P. M., for inspection and decision by the Board; hearing closed.

641-50-A—Vol. II

APPLICANT—Simon B. Zelnik, for 130 East 58th Street, Corp., owner (Fine Arts Theater Co., Inc., lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—commercial use in non-fireproof construction.

PREMISES AFFECTED—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue, Block 1312, Lot 62, 4th floor, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving J. Hirshman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 2 P. M., for inspection and decision; hearing closed.

405-55-A

APPLICANT—Samuel Rosenblum, for H. Lawrence Herring, et al., owners.

SUBJECT—Application May 11, 1955—Appeal from a decision of the borough superintendent, re egress, stair enclosure.

PREMISES AFFECTED—322-326 East 23rd street, south side, 281 ft. east of 2nd avenue, Block 928, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 2 P. M., for inspection and decision; hearing previously closed.

449-55-A

APPLICANT—Lama, Proskauer and Prober, for Marianna Luchesse, owner.

SUBJECT—Application June 6, 1955—Appeal from a decision of the borough superintendent—re exits, live load, etc.

PREMISES AFFECTED—72 Siegel street, south side, 100 ft. east of Manhattan avenue, Block 3096, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 2 P. M., for inspection and decision by the Board; hearing closed.

87-56-A

APPLICANT—Maxfield Blaubeux, for Ira Greenfield, owner (Joseph Filappazzo, lessee).

SUBJECT—Application February 8, 1956—Appeal from a

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decision of the borough superintendent, re use of frame building—factory—re live load, etc.
PREMISES AFFECTED—8615 (8613 displayed) 18th avenue, east side, 120 ft. south of 86th street, Block 6369, Lot 40, Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to January 15, 1957, at 2 P. M. for inspection and decision; hearing previously closed.

881-22-BZ

APPLICANT—Ingram S. Carner, for Michael Becker, owner.
SUBJECT—Application for consideration—reopening for amendment as to tanks—re Application (decision of the borough superintendent); previously granted on condition, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles.
PREMISES AFFECTED—144-150 Chauncey street, south side, 100 ft. east of Reid avenue, Borough of Brooklyn.
APPEARANCES—
For Applicant: Ingram S. Carner.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 9, 1923, on certain conditions; and
WHEREAS, the resolution was amended on October 16, 1923; and
WHEREAS, the applicant requested a further amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 16, 1923, only insofar as it has reference to gasoline storage tanks, so that as *amended* this portion of the resolution shall read:
“that the number of gasoline storage tanks may be increased from three existing tanks to four approved 550 gallon gasoline storage tanks as shown on plans marked “Received December 4, 1956” (one sheet) and as passed on by the Department of Buildings under Gas Tank App. 2804/56, disapproved November 14, 1956.”

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner. (Sany and Pollack, lessee.)
SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7c and 21 of the zoning resolution, permitting in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.
PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. V, on December 20, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.”
(Alt. App. 4535/53.)

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.
PREMISES AFFECTED—1134-1144 East New York avenue and 2-12 East 98th street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.
APPEARANCES—
For Applicant: Ingram S. Carner.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 23, 1946, on certain condition; and

WHEREAS, plans submitted as being in substantial compliance with the Board's resolution, were approved on November 4, 1953; and

WHEREAS, the resolution was amended on January 19, 1954; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 15, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1933, as thereafter *amended* by resolutions adopted through November 15, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 3441/45) (Misc. App. 2186/51)

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836-47-BZ

APPLICANT—Lama, Proskauer and Prober, for S. and R. Feldman Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of existing building using more than the area permitted.

PREMISES AFFECTED—670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner, Block 3557, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 4, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 17, 1949 and May 31, 1950; and

WHEREAS, the resolution was amended on January 17, 1950 and July 11, 1950; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 17, 1949, as thereafter *amended* by resolutions adopted through July 11, 1950, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that this work was completed in February 1951 in accordance with the requirements, but no certificate of occupancy was obtained, that a certificate of occupancy shall be obtained within six months from the date of this *amended resolution*." (Alt. App. 2705/47)

1076-47-BZ

APPLICANT—Frank Germain, for Rose Calabro, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension to existing gasoline service station, lubricatorium, auto laundry, office and motor vehicle repair shop.

PREMISES AFFECTED—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner, Block 2016, Lot 1, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Frank Germain.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1948, only so far as it has reference to additional gasoline storage tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may consist of five approved 550 gallon tanks, and the number of dispensing pumps may be arranged as indicated on revised plan marked 'Received December 10, 1956,' 1 sheet." (Misc. 1231/56)

1002-48-BZ

APPLICANT—Max Horn, for Philip E. Gussow and Gershon Mundell, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 20, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station.

PREMISES AFFECTED—1832 Cornaga avenue, north side, 250 ft. west of Mott avenue, Block 48, Lot 45, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 27, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 20, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1949, as thereafter *amended* by resolutions adopted through September 20, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended resolution*." (N.B. App. 3932/48)

56-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isaac Klapper, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use C area district, the extension of existing building on first floor to be used in conjunction with existing store, using more than the area permitted and without the required rear yard and without the required loading berth.

PREMISES AFFECTED—2125-2127 86th street, north side, 200 ft. east of 21st avenue and 2124-2136 85th street, Block 6347, Lots 16 and 67, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on July 7, 1953, on certain conditions; and

WHEREAS, the resolution was amended and time extended on June 8, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, as thereafter *amended* by resolution adopted July 8, 1954, by adding thereto:

"that in the event the owner desires to subdivide the plot formerly comprising lots 16, 19 and 67, such subdivision may be permitted, as passed on by the Borough Superintendent under Alt. App. 3581/56, as denied on July 20, 1956, and as indicated on plans filed with this request for separation of lots marked "Received November 26, 1956", one sheet, and as indicated on Certificates of Occupancy herewith filed, CO#150154 for Lot #67, and CO150155 for Lot 16. (Alt. 3582/56, 3583/56)

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application for consideration—reopening as to extension of time to obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 29, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required and a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1629/49)

18-56-BZ

APPLICANT—Robert Teichman, for Broadway-Lafayette Corp., owner.

SUBJECT—Application for consideration—reopening for amendment as to ramps in lieu of elevators—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, proposed use of cellar and basement as a garage for parking and storage of more than five motor vehicles, in a 12 story and basement office building.

PREMISES AFFECTED—346-348 Broadway, east side, from Leonard street to Catherine lane and Lafayette street and 50 Lafayette street, Block 170, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1956, only so far as it refers to the proposed elevators so that as *amended* this portion of the resolution shall read:

"that in the event the owner desires to omit the elevators and substitute ramps as now proposed and as shown on plans filed with this request for amendment marked "Received November 26, 1956" (2 sheets), such change may be made as passed on by the Borough Superintendent under Alt. App. 1398/55, Objection dated December 7, 1956, *on condition* that in all other respects the resolution above cited shall be complied with and the construction of the ramp shall meet all requirements of the Code therefor."

359-56-BZ

APPLICANT—Voorhees Walker Smith & Smith, for Seatlantic Fund, Inc., owner of land. (The Protestant Center—owner of bldg. and lessee of land.)

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use B area, Class 1½ height district, the erection of an 18 story office building of Class 1 construction, exceeding the permissive coverage, height limit exceeding the permissive height limit.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street, and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956 by adding thereto:

"that in the event the owner desires to install an off-street loading berth as now proposed and as shown on plans marked "Received December 3, 1956" (one sheet), as passed on by the borough superintendent under N.B. App. 43/56, Objection dated November 20, 1956, such loading berth, in the location as shown, may be permitted under Section 19A(j) *on condition* that in all other respects the resolution above cited shall be complied with."

1202-21-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner. (All Star Metal Finishing Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. IV to consider change of use, subject to regular procedure—re Application (decision of the borough superintendent); previously dismissed, under section 7i of the zoning resolution, to permit in a residence and business use district, the proposed change from storage garage for more than five motor vehicles to five car garages and one six car garage, to storage garages for more than five motor vehicles, body and fender work, spraying, welding, auto repairs, office, storage of parts, locker room, seven one car garages, one two car garages and six car garage.

PREMISES AFFECTED—2714 Beverly road, southwest corner of 200-222 East 28th street and the northwest corner of 2713-2723 Cortelyou road, Block 5171, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

1253-25-BZ—Vol. II

APPLICANT—Wechsler & Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7g of the zoning resolution, permitting partly in a business district and partly in a residence district the erection and maintenance of a stable for the accommodation of more than five horses, for use in connection with a riding academy.

PREMISES AFFECTED—2150 Bolton street, east side, 122.12 ft. north of 641-45 Lydig avenue and 214-4 White Plains road, Block 4317, Lots 75 and 83, Borough of The Bronx.

APPEARANCES—

For Applicant: Peter F. Licari.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

544-37-BZ—Vol. III

APPLICANT—Department of Traffic, for City of New York, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7h and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use district, the maintenance of an existing garage for five motor vehicles, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—28-08 25th street (Hoyt avenue) and 28-29 Astoria boulevard, southwest corner, Block 839, Lots 1, 2, 3, 43 and 59, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred W. Hoveling.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

489-38-BZ—Vol. III

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider additional uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit avenue and Springfield boulevard, northeast corner, Block 13085, Lot 4, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

396-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., and Long Island Railroad Company, owners.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, without car washing, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic car washing laundry conducted as the principal business of establishment.

MINUTES

PREMISES AFFECTED—68-12 to 68-20 (official 68-20)
Queens boulevard, and 46-02 to 46-10 69th street, south-
west corner, Block 2431, Lot 54, Woodside, Borough of
Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II
subject to the regular procedure under Section 7c, if
applicable, to consider new proposal omitting car washing,
subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Gar-
age Corp. and Ginsboro Garage Corp., owners.

SUBJECT—Application for consideration—reopening for
extension of time to complete which expired July 26, 1956
—re Application (decision of the borough superintendent);
previously granted on condition, under sections 7c and 21
of the zoning resolution, permitting in a residence and
business use B area district, the change in use of cellar of
142 East 41st street, lot 44, from storage to storage gar-
age and also to provide openings in wall of building to
east on lot 41 and also to use the roof of building at
144-148 East 41st street, lot 41, for parking of cars and
permitting the extension of garage use into proposed
newly excavated cellar and newly constructed fireproof
roof at 145-147 East 40th street, lots 29 and 30 (building
to be reduced to one story) and permitting the extension
in rear of building using more than the area permitted.

PREMISES AFFECTED—142-148 East 41st street south
side and 145-147 East 40th street, north side, 100 ft. west
of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough
of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened to amend the
resolution as adopted by the Board on July 26, 1955, and
to set for hearing on January 8, 1957, at 10 a.m., subject
to the regular procedure waiving all requirements except
a new decision of the Borough Superintendent, which has
been filed, and two publications in the Bulletin, as notice,
in view of the time to complete having expired on July
26, 1956.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

114-56-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Graziano Pres-
simone, owner.

SUBJECT—Application for consideration—reopening as
Vol. II to consider revised proposal—re Application (dec-
ision of the borough superintendent); previously denied,
under section 21 of the zoning resolution, to permit in a
residence use G-1 area district, the proposed erection of
a two family dwelling, with less than the required side
yards, with parking in the required 15 ft. setback from
155th street.

PREMISES AFFECTED—35-26 155th street, west side,
202.10 ft. north of Northern boulevard, Block 5265, Lot
32, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure to consider revised pro-
posal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

355-41-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Application for consideration—reopening for
test and report as to additional usage—re Flintkote ½ in.
Coated Asphalt Sheathing Board; previously approved.

APPROVED—

For Applicant: Edwin A. Swenson.

ACTION OF BOARD—Application reopened for test and
report as to additional usage.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

286-49-SA—Vol. II

APPLICANT—Filbert F. Simonds, for The Maytag Com-
pany, owner.

SUBJECT—Application for consideration—reopening as
Vol. II for test and report—re Maytag Automatic Wash-
er, Model AMP; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II
for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

313-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for
test and report as to additional usage—re Gold Bond
Asbestos Siding Shingles and Accessories (for exterior
finish on Class 4 buildings); previously approved.

APPEARANCES—

For Applicant: James J. Larkin.

ACTION OF BOARD—Application reopened for test and
report as to additional usage.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

32-56-SM

APPLICANT—Philan Incorporated, for Columbus Coated
Fabrics Corp., owner.

SUBJECT—Application for consideration—reopening for
test and report as to additional use—re Guard Vinyl Wall
Covering; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and
report as to additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

COURT DECISION

(Continued from Page 2053)

matter. On March 1, 1951, the Board of Estimate of the City of New York adopted a map laying out a proposed Atlantic Avenue Extension from Van Wyck Boulevard to Liberty Avenue. 80% of the plaintiff's property lies within the bed of the proposed street.

In 1954 plaintiff applied for a building permit for erection of a non-storage garage, a permitted use under the Zoning Ordinance. The application was denied by the Borough Superintendent on the ground that a building in the bed of the street was prohibited by Section 35.

On January 2, 1955, an application was filed with this Board, pursuant to Section 35 of the General City Law, from the decision of the Borough Superintendent, denying permission to erect a non-storage garage in the bed of a mapped street, premises 94-66—158th Street, south side, 22.45 ft. West of Atlantic Ave., Jamaica, Borough of Queens, Cal. No. 7-55-A.

On September 27, 1955, the Board granted this appeal for the erection of said non-storage garage on the premises extending into the bed of the proposed Atlantic Avenue Extension as proposed and indicated on plans filed on condition that, among other conditions imposed, in the event of condemnation, the cost of the building as determined by the court shall amortize over a term of ten years at the rate of ten per cent per year starting from the completion of the building.

On November 10, 1955, a Summons and Complaint was served on the Board by attorney for owner, seeking a review of the Board's determination on September 27, 1955.

At Special Term, Supreme Court, Mr. Justice Rabin granted plaintiff's motion for summary judgment, denying defendant's cross-motion, in the following decision (N. Y. L. J. August 22, 1956, page 6):

"In this action for a declaratory judgment in which plaintiff seeks to have section 35 of the General City Law declared unconstitutional in its application to her property, plaintiff now moves for summary judgment, and defendants cross-move for summary judgment.

Plaintiff is the owner of a parcel of vacant land located at No. 94-66 One Hundred and Fifty-eighth street in the County of Queens. She acquired title thereto on June 16, 1952, by foreclosing a transfer of tax lien which she had purchased from the defendant City. Plaintiff's property lies in an unrestricted use district in which the erection of a non-storage garage is permitted by the zoning ordinance.

On March 1, 1951, the Board of Estimate of the City of New York adopted a map laying out the confines of the proposed Atlantic Avenue Extension from Van Wyck boulevard to Liberty avenue. More than 80 per cent of plaintiff's property lies in the bed of said proposed street.

Sometime prior to December 30, 1954, plaintiff applied for a building permit for the erection of a non-storage garage, but on that date her application was denied on the ground that the erection of a garage in the bed of a mapped street is forbidden by section 35 of the General City Law.

Thereafter, plaintiff appealed to the Board of Standards and Appeals for a variance and after a hearing that board granted a variance on condition: 'that the building shall in all other respects meet all other requirements of all other laws applicable thereto; that in the event of condemnation the cost shall be amortized over a term of ten years at the rate of ten per cent per year starting from the completion of the building.'

Plaintiff's property has not been taken in condemnation proceedings and, of course, she has not been compensated in any way for the restrictions placed on the use of her property. She has been paying taxes on it, but has derived no income therefrom.

In support of her motion for summary judgment, plaintiff submits an affidavit by a professional engineer, who is also the architect who designed the proposed building for the plaintiff. He states that the proposed building was to be a brick and steel one-story garage fifteen feet high and 25x100 feet in area. In his opinion, the minimum useful life of the proposed building would be fifty years. This estimate is not controverted in the opposing affidavit.

Plaintiff contends that the conditions upon which the variance was granted constitute an onerous and confiscatory burden and, in effect, constitute the taking of her property without just compensation in violation of the Federal and State Constitutions.

The first point in defendants' brief is: 'Section 35 of the General City Law standing by itself is a lawful exercise of the police power and does not violate the Constitution.' (Emphasis supplied.) Assuming the truth of this proposition, it is not decisive either of this action or of this motion for General City Law, section 35, is not being considered in the abstract, but in its application to the facts of this case. If the defendants have so restricted plaintiff's use of her property that it cannot be used for any reasonable purpose for an indefinite period of time, then they have acted beyond the bounds of permissive regulation and their action constitutes a taking of the property (Arverne Bay Const. Co. v. Thatcher, 278 N. Y., 222, 232).

Defendants' second point is that the restriction imposed by the Board of Standards and Appeals does not render the statute unconstitutional with respect to plaintiff's property. In support of this proposition, defendants cite Van Gellow v. City of Rochester (190 Misc., 128, 71 N. Y. S., 2d, 672). In that very case, however, which involved merely setting back new buildings ten feet from the building line, the court said: 'It is true that no valid condition could be imposed requiring plaintiffs, their successors or assigns, to surrender the right to just compensation in event that the City should later condemn the ten-foot strip.' In the same case, the court also said: 'While the zoning board of appeals could not, unless the evidence before it were to be widely different from that which is now before the Court, refuse to permit the construction of show-rooms on the ground floor up to the existing street line, nor impose as a condition thereof that plaintiffs should waive the right to just compensation when and if the street is widened. * * *' (Emphasis supplied.) But that in effect is exactly the condition that the Board of Standards and Appeals imposed here. Plaintiff is to receive no compensation for the building if condemnation takes place more than ten years from the completion thereof, though it may still have a useful life of forty years. If the condemnation takes place sooner, plaintiff's compensation will be reduced by 10 per cent. for each year that has elapsed, although proper depreciation would be closer to 2 per cent.

It is clear that the application of the law to plaintiff's property under the conditions imposed constitutes the taking of her property without just compensation.

Defendants' third point is that plaintiff's remedy should be a review of the board's action by certiorari rather than by this action for a declaratory judgment. Suffice it to say that an action for a declaratory judgment is a proper remedy available to the plaintiff (Vernon Park Realty, Inc., v. City of Mt. Vernon, 307 N. Y., 493, 500; Arverne Bay Construction Co. v. Thatcher, 278 N. Y., 222, 227; Baddour v. City of Long Beach, 279 N. Y., 167, 177).

Defendants attempt to distinguish this case from cases where a variance was denied on the ground that in this case the Board of Standards and Appeals granted a variance upon certain conditions. The conditions, however, are confiscatory in part during the first ten years, completely after the tenth year.

Defendants' fourth point is that a question of fact is presented as to whether the condition imposed by the Board of Standards and Appeals is reasonable. They contend that the presence of an issue of fact renders an action for declaratory judgment improper. Questions of fact can be determined in actions for declaratory judgments, as well as in any other actions (cf. Rule 213, R. C. P.).

The presence of an issue of fact would, of course, require a denial of the motion for summary judgment. In this case, however, no issue of fact is presented where the Board arbitrarily set a ten-year life expectancy on a building which would normally stand for fifty years. Defendants have not controverted plaintiff's engineer's affidavit. Moreover, defendants at page 26 of their brief state: 'The value of the building at any given time will vary. What that value will be ten years after its completion is necessarily an issue of fact.' But the board arbitrarily set that value as naught. What the value may be if and when the City condemns the property undoubtedly will be a question of fact, but that it will have some value cannot be gainsaid. From the undisputed facts, it is apparent that plaintiff has been deprived of her property without due process (Roer Const. Corp'n v. City of New Rochelle, 207 Misc., 46, 136 N. Y. S., 2d, 414).

Plaintiff's motion for summary judgment is granted. Defendants' cross-motion is denied.

Settle order."

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RULES

OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948, July 13, 1951 and September 14, 1956, effective October 8, 1956.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes under same requirements as for Commercial Installations.

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in current Commercial Standard published by the U. S. Department of Commerce, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{	Range Oil
{	No. 1 Fuel Oil
	No. 2 " "
	No. 4 " "
	No. 5 " "
	No. 6 " "

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts and electrical controls suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

- 6.1 Inside of Buildings, Above Ground.

- 6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected

by not less than four inches (4") of masonry with weep holes along the bottom one inch in diameter not more than 3 ft. apart. The masonry walls of a structure may be used as part of the protection.

Storage tanks may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen (15") greater on all sides than the outside dimensions of the storage tanks. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank or to the ceiling where the ceiling is less than two feet (2') above the top of the tank. A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the largest tank installed, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.3 Outside of Buildings, Below Ground.

- 6.3.3 All buried storage tanks prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks of a capacity greater than 275 gallons located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon.....	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more..	100,000 "

- 6.4.1.1 Two hundred and seventy-five (275) gallon tanks shall be located so as not to interfere with or obstruct any means of egress.

- 6.4.3 All above ground storage tanks prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.

RULES

6.5 Tanks Located Along Line of Subways.

- 6.5.1 Along the line of subways no buried tank shall be placed within twenty feet (20') from the outside line of the subway wall, and where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. Where an above ground tank within a building is located within the outer lines of the subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.

Rule 7. Piping.

7.2. Relief Valves.

- 7.2.2 Oil preheaters shall be of approved type and provided with a relief or pressure regulating valve in the piping system to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. Water piping connection shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.

- 7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.

7.3 Vent Pipes.

- 7.3.4 Vent pipes shall be provided with an approved weatherproof hood having a free area of not less than the pipe size area and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

Rule 7.4 Fill Pipes.

- 7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') from any building opening and five feet (5') from any subway grating, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter and no fill pipe for #6 oil shall be less than three inches

(3") in diameter. Where #6 oil is used, the fill pipe terminal shall be located within three feet (3') of the curb, unless otherwise required by the Highway Department or the Transit Authority. Where there are facilities for the delivery tank truck to drive onto the premises, the fill pipe terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.

- 7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal, or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.

Rule 8. Valves and Control of Oil Flow.

- 8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.

Rule 10. Permits, Plans, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

- 10.1.2 Application for permit shall be made and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation by the installer who holds a certificate of license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner which shall include the location of the building in which the installation has been made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such installation by the Borough Superintendent of Buildings when required under Rule 10.2.

- 10.1.3 No permit shall be issued by the Fire Commissioner until the installer has furnished an affidavit that the installation complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

- 10.3.1 All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner.

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RULES

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

- 12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article 12 of the Building Code, except that several units may be connected to a common chimney.
- 12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed, except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.
- 12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time. Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.

Rule 14. Fire Protection.

- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be set level and firmly anchored. The floor beneath stoves or any such heating devices shall be protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.
- 14.7 Near each boiler, furnace or suspended fuel oil-burning unit there shall be immediately available one (1) approved hand fire extinguisher of not less

than two quart capacity suitable for oil fires or two (2) rounded bottom pails filled with sand.

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.2 Except as provided in Rule 15.2.1 every heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.
- 15.2.1 The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Fire Commissioner for the installation of such oil burning equipment.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On November 28, 1956, Copy of Petition and Order of Certiorari was served on the Board by Paul Mintz, attorney for John Montebello, objecting property owner, seeking a review of the Board's determination on October 16, 1956, granting a variance under Section 7e, for a term of fifteen years, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of a plot, with an accessory building in accordance with revised plan and amendment adopted on October 30, 1956; Cal. No. 636-54-BZ, Vol. II; Premises 9612-9624 Seaview Ave. and 2016-2024 Rockaway Parkway, Borough of Brooklyn.

* * * * *

On November 30, 1956, Copy of Petition and Order of Certiorari was served on the Board by Morris Braun, attorney for Ferdinand Zanfardino, John J. Coppeletti and Grace Bianco, objecting property owners, seeking a review of the Board's determination on November 7, 1956, granting a variance under Sections 7f and 7i of the Zoning Resolution, for a term of fifteen years, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service; Cal. No. 60-54-BZ; Premises 904 Burke Avenue, southeast corner Bronxwood Avenue, Borough of The Bronx.

* * * * *

COURT DECISION

Matter of Hazel Brainard, et. al, vs. Board of Standards and Appeals:—On May 3, 1955, the Board granted an application under Section 7, subdivisions f and i, of the Zoning Resolution, to permit in the business use portion of a plot located in a residence and business use district, for a term of fifteen years, the erection of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and an office, and to permit on the unbuilt-upon portion of plot the sale and display of new and used cars and the parking and storage of motor vehicles; Cal. No. 887-54-BZ; premises 218-01 to 218-19 Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 — 218th Street and 43-32 to 43-40 — 219th Street, Bayside, Borough of Queens.

At Special Term, Supreme Court, Queens County, Mr. Justice Pette sustained the Board in a decision, part of which is as follows: (New York Law Journal, February 9, 1956, page 12)

" * * * There is no proof that the board exercised its discretion in excess of the power expressly conferred upon it by section 7 (f) and (i) of the Zoning Resolution. The present case is distinguishable from those which arise under section 21 of the Zoning Resolution in which a unique hardship must be established (Matter of Thomas v. Board of Standards and Appeals, 290 N. Y. 109, 115; Matter of Reed v. Board of Standards and Appeals, 255 N. Y. 126, 135). Under the circumstances the determination of the board is not arbitrary, capricious or illegal and, consequently, may not be set aside. The petition is accordingly dismissed on the merits and the determination under review confirmed. Submit order."

An appeal was taken in this matter but same was withdrawn by stipulation without costs to any party, on October 23, 1956.

* * * * *

870-54-A, 927-54-A, 81-55-A, 165-55-A, 172-55-A, 194-55-A, 236-55-A, 77-50-A, 289-50-A, 200-51-A, 873-54-A, 34-55-A, 372-55-A, 435-55-A, 252-56-A, 515-40-BZ—Vol. III, 479-52-BZ, 351-54-BZ, 810-26-BZ—Vol. III and 545-44-BZ—Vol. II.

Corrections Affecting Calendar Numbers 522-56-BZ and 861-54-A.

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Cal. No. Dept. Premises Affected

854-56-BZ—B.Q.—427 Beach 20th street, west side, 126 ft. south of Brookhaven avenue, Block 249, Lot 57, Far Rockaway, Borough of Queens, Alt. 1828-56—re beauty parlor in residence use district.

855-56-A—B.Q.—427 Beach 20th street, west side, 126 ft. south of Brookhaven avenue, Block 249, Lot 57, Far Rockaway, Borough of Queens, Alt. 1828-56—re business use in frame building.

856-56-SM—Powhatan Pressure 2½ in. Reducing Valve, Model 255 (for standpipe systems), manufactured by Powhatan Brass and Iron Works, Material.

857-56-SM—Granux (building facing), manufactured by Granux Corp., Material.

858-56-SA—Jet Fire Oil Burner, Model A-2, manufactured by Reif-Rexoil, Inc., Appliance.

859-56-SM—Compotite Plastic Shower Pan, manufactured by Compotite Shower Pan, Inc., Material.

860-56-SM—USG Fire Rated Structo-Lite Basecoat Plaster, manufactured by U. S. Gypsum Co., Material.

861-56-A—B.Bx.—900-910 Morris Park avenue, and 1741-1751 Bronxdale avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx, N.B. 499-54—re enclosure walls, etc.; gasoline selling station.

862-56-BZ—B.B.—1708-1726 Brooklyn avenue, west side, 417 ft. 6 in. north of Avenue I, Block 7580, part of Lot 26 and Block 7581, Lot 27, Borough of Brooklyn, Alt. 3238-56—parking and storage of motor vehicles—unrestricted use and residence use district.

863-56-BZ—B.Bx.—1811-1821 Williamsbridge road, west side, 100 ft. north of Morris Park avenue, Block 4132, Lots 26-31 inclusive, Borough of The Bronx, N.B. 1982-56—re gasoline service station, greasing, car washing, parking of cars to be serviced, etc.—retail use district.

864-56-BZ—B.Q.—59-65 Fresh Pond road, southeast corner of 59th drive, Block 2756, Lot 18, Maspeth, Borough of Queens, N.B. 4461-56—re gasoline service station, lubricatorium, auto laundry (non-automatic), minor repairs, parking of cars, etc.—residence use district.

865-56-BZ—B.B.—8521 7th avenue and 909 86th street, northeast corner, Block 6038, Lot 1, Borough of Brooklyn, Alt. 3673-56—re change in use from gasoline service station, lubricatorium, auto painting and minor repairs, parking, etc.—retail use district.

Restored to Docket

545-44-BZ—Vol. II—B.M.—410-416 East 54th street, south side, 194 ft. east of 1st avenue and 415-523 East 53rd street,

Block 1365, Lot 9, Borough of Manhattan, Alt. 1505-56—re showroom on 1st floor—residence use district.

810-26-BZ—Vol. III—B.B.—2376 McDonald avenue, west side, 96 ft. 2½ in. north side, Village road south, Block 7146, Lot 49, Borough of Brooklyn, Alt. 3287-55—re extension of the business use in a residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
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Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
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Oil Burner Rules	Dec. 4, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	June 5, 1956—Vol. 41, No. 23
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

CALENDAR

JANUARY 8, 1957, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 8, 1957, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

344-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' locker room, maintenance room, oven and refrigeration and change on second floor to banquet hall, kitchen and office; also removal of limitation as to size of orchestra.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

Laid over from October 30, 1956 to November 27, to await the decision of the court as to violations and for further inspection; hearing closed; then to December 11, 1956, pending court decision on violations; hearing previously closed; then to January 8, 1957, to await the decision of the court on violations.

100-56-A

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application February 1, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn.

585-54-BZ

APPLICANT—Kitzler and Nurick, for Stern Holding Corp., owner (Victor and Adeline Girard, lessees).

SUBJECT—Application July 1, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of existing parking and storage of motor vehicles on open portion of plot on which is located a Class B Multiple Dwelling, and the parking of cars in the required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

Laid over from October 2, 1956 to October 23, 1956, for inspection and decision; and for applicant to file revised plans and new decision of borough superintendent, also reassigned lot numbers; hearing closed; then to November 14, 1956, at the request of applicant to file further revised plans and new decision of the borough superintendent; then to December 4, 1956, at request of the applicant, to furnish revised plans and new decision; then to December 11, 1956, at the request of the applicant to file revised plans; then to January 8, 1957, at request of the applicant, to file required revised plans.

586-54-A

APPLICANT—Kitzler and Nurick, for Stern Holding Corp. (Victor and Adeline Gerard, lessee).

SUBJECT—Application July 1, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivisions 1 and 2 of the Multiple Dwelling Law re required rear yard.

PREMISES AFFECTED—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60 to 66 inclusive and part of Lot 7, Borough of Brooklyn.

322-56-BZ

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner.

SUBJECT—Application April 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from a private hospital to a group medical center.

PREMISES AFFECTED—139 East 36th street, north side, 100 ft. east of Lexington avenue, Block 892, Lot 26, Borough of Manhattan.

Laid over from December 11, 1956 to January 8, 1957, for further consideration and decision; hearing closed.

392-56-BZ

APPLICANT—William A. Giesen, for Ralph Reda, owner.

SUBJECT—Application May 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, proposed change in occupancy from a 2 family, cellar and 3 story brick, non fireproof dwelling to a 3 family multiple dwelling.

PREMISES AFFECTED—1510 Bayview avenue, east side, 116.22 ft. north of Griswald avenue, Block 5417, Lot 126, Borough of The Bronx.

Laid over from December 11, 1956 to January 8, 1957, for inspection and decision; hearing closed.

418-56-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office and sales, storage of accessories, parking for more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7101-7127 New Utrecht avenue and 1573 72nd street, northeast corner, 1572 71st street and 7102-7124 16th avenue, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn.

Laid over from December 11, 1956 to January 8, 1957, at request of objector, applicant concurring.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

Laid over from October 16, 1956 to December 18, 1956, pending determination as to acquisition of the site by the city for a housing development; then to January 8, 1957, pending determination of acquisition of size by the City for a housing development; hearing previously closed.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

819-47-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to per-

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mit in a retail and residence use, D and E area, class 1 height district, the erection of a 16 story office building, to contain offices, stores and garage for more than 5 cars, to exceed the height limit, without the required setback and extending from the retail into the residence use district.

PREMISES AFFECTED—118-21 Queens boulevard, northwest corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens.

Laid over from December 18, 1956, to January 8, 1957, for inspection, if necessary, and decision; hearing closed.

537-56-A

APPLICANT—Charles I. Goldman, for Pickman Realty Corp., owner.

SUBJECT—Application June 20, 1956—Appeal from a decision of the borough superintendent—re proposed ground sign—review of borough superintendent's decision re zoning matter.

PREMISES AFFECTED—118-21 Queens boulevard, northeast corner of 78th avenue, Block 2270, Lot 13, Forest Hills, Borough of Queens.

543-56-BZ

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application July 23, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the change in occupancy from store to manufacturing of auto seat covers.

PREMISES AFFECTED—6709-6711 and 6713 5th avenue, east side, 63 ft. 1/2 in. and 101 ft. 1/2 in. south of 67th street, Block 5856, Lots 18-20 inclusive, Borough of Brooklyn.

Laid over from December 18, 1956, to January 8, 1957, for consideration and decision by the Board; hearing closed.

4-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Bridgemont Corp., owner.

SUBJECT—Application reopened October 30, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, parking and storage of more than 5 motor vehicles, office, car wash, lubritorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont avenue, northeast corner of St. Raymonds avenue and Williamsbridge road and St. Raymonds avenue, southeast corner, Block 4076, Lot 18 and part of Lot 6, Borough of The Bronx.

Laid over from December 18, 1956, to January 8, 1957, for notice; applicant to notify affected owners by regular mail of adjournment.

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Garage Corp. and Ginsboro Garage Corp., owners.

SUBJECT—Application reopened December 11, 1956 for consideration as to extension of time to complete—expired July 26, 1956—re (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, B area district, the change in use of cellar of 142 East 41st street, Lot 44, from storage, to storage garage and also to provide openings in wall of building to east on Lot 41 and also to use the roof of building at 144-148 East 41st street, Lot 41, for parking of cars; and permitting the extension of garage use into proposed newly excavated cellar and newly constructed fireproof roof at 145-147 East 40th street, Lots 29 and 30 (building to be reduced to one story); and permitting the extension in rear of building using more than the area permitted.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

847-53-BZ—Vol. II

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened September 25, 1956 as Vol. II—re (decision of the borough superintendent) under sections 19A(j) and 21 of the zoning resolution, to permit in a manufacturing use, C area district the proposed change in occupancy of 1 story building of class 3 construction from public garage for more than 5 motor vehicles and motor vehicle repair shop, storage of ice and beverages and storage of more than 5 motor vehicles to factory and storage of ice and beverages and storage of more than 5 motor vehicles, without required loading berth.

PREMISES AFFECTED—426-440 89th street, south side, 106 ft. 11 3/4 in. west of 5th avenue, Block 6066, Lots 19, 21, 22, 23 and 24, Borough of Brooklyn.

418-31-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a business use district, the extension and alteration of existing gasoline service station to include auto repairs, wheel alignment, brake testing, automatic car wash, office, storage and sale of auto accessories, 11 one car garages.

PREMISES AFFECTED—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

465-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Elias Rubin, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the reconstruction and extension of existing gasoline service station, lubritorium, car washing, office and sales, storage, minor auto repairs, parking of cars waiting to be serviced.

PREMISES AFFECTED—112-01 to 112-19 (112-15 official) Colonial avenue, west side, between Van Doren and Van Cleff streets; 58-46 to 58-54 Van Cleff street and 59-43 Van Doren street, Block 1971, Lot 52, Corona, Borough of Queens.

361-56-BZ

APPLICANT—James E. Vassalotti, for The Long Island Rail Road Co., owner (1326 Ocean Avenue Realty Corp., lessee).

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C and DD area district erection and maintenance of proposed building, to be used for storage garage for less than 150 cars, minor auto repairs, lubritorium and car washing, without the required setback and covering more than the permitted area.

PREMISES AFFECTED—1334-1346 Ocean avenue, west side, 262 ft. south of Avenue H and 865-877 East 19th street, Block 6703, Lot 30, Borough of Brooklyn.

410-56-BZ

APPLICANT—Carl H. Salminen, for Hause Building Corp., owner.

SUBJECT—Application June 7, 1956—re (decision of the borough superintendent) under section 21 of the zoning

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resolution, to permit in a residence use, E-1 area district, the maintenance of existing, 2 family dwelling with less than the required side yards.

PREMISES AFFECTED—137-38 Negundo avenue, south side, 305.78 ft. east of Colden street, Block 5153, Lot 22, Flushing, Borough of Queens.

427-56-BZ

APPLICANT—Charles M. Spindler, for George M. Cowen-haven, owner.

SUBJECT—Application June 15, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—6916-6928 New Utrecht avenue and 1527-1541 70th street, northwest corner, Block 6158, Lots 25 and 70, Borough of Brooklyn.

515-56-BZ

APPLICANT—Sampson Levy, for Eugene O. Hussey and Samuel Fish, owners.

SUBJECT—Application July 11, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, the proposed erection and maintenance of a gasoline service station, lubricatorium, ear washing, storage, store, minor auto repairs, parking and storage of motor vehicles; show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—1043-1051 Winthrop street and 177-187 East 93rd street, northeast corner, Block 4612, Lot 43, Borough of Brooklyn.

557-56-BZ

APPLICANT—De Rose and Cavalieri, for Angeline Cos-eia (vendee under contract); (Vincent J. Velella, owner).

SUBJECT—Application August 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—435 East 117th street, north side, 218 ft. west of Paladino avenue, Block 1711, Lot 16, Borough of Manhattan.

558-56-BZ

APPLICANT—De Rose and Cavalieri, for Angelina Cos-eia, owner.

SUBJECT—Application August 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—450 East 117th street, south side, 94 ft. west of Paladino avenue, Block 1710, Lot 130 (formerly Lot 30½), Borough of Manhattan.

559-56-BZ

APPLICANT—Multer, Nova and Seymour, for Joseph L. Greenberg, owner.

SUBJECT—Application August 10, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—200 West Tremont avenue, south side, 59.65 ft. west of Montgomery avenue, Block 2877, Lots 522, 523 and 525, Borough of The Bronx.

569-56-BZ

APPLICANT—Abraham Grossman, for Coberg Realty Corp., owner.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district proposed parking of motor vehicles.

PREMISES AFFECTED—514 Lafayette avenue, south side, 100 ft. east of Bedford avenue, Block 1788, Lot 13, Borough of Brooklyn.

572-56-BZ

APPLICANT—James E. Vassalotti, for J. H. and R. C. Schwarz, owners.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, ear washing and stores.

PREMISES AFFECTED—1273-1283 Myrtle avenue and 618-634 Hart street, northeast corner, Block 3228, Lot 1, Borough of Brooklyn.

624-56-BZ

APPLICANT—Charles M. Spindler Associates, for Fitchett-Crescent Corp., owner.

SUBJECT—Application September 20, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—45-05 National street and 101-02 to 101-10 Nicolls avenue, southeast corner, Block 1629 Lot 55, Forest Hills, Borough of Queens.

1446-39-BZ—Vol. IV

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened July 3, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed erection and maintenance of a gasoline service station, minor motor vehicle repairs, parking for cars waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—re (decision of the borough superintendent), under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district the maintenance and extension of auto wrecking yard.

PREMISES AFFECTED—34-36 Fairfield avenue (formerly 12024-12050 Flatlands avenue), 401-461 Malta street, southeast corner and 1028-1084 Alabama avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of an auto wrecking yard.

PREMISES AFFECTED—12074-12096 Flatlands avenue (Fairfield avenue), and 1042-1098 Sheffield avenue, southwest corner and 1037-1091 Georgia avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

472-56-BZ

APPLICANT—Leonard R. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—re (decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and resi-

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dence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.
PREMISES AFFECTED—50-58 Fairfield avenue (formerly 12050-12060 Flatlands avenue), and 1027-1053 Alabama avenue, southeast corner and 1038-1060 Georgia avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 8, 1957, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

900-55-SM

APPLICANT—Pen Metal Company, Inc., owner.
SUBJECT—Application November 4, 1955—Penmetal Lightsteel, 16 and 24 gauge load-bearing and non-load bearing stud, for use in partition assembly.

919-55-SM

APPLICANT—Eastern Machine Products Company, owner.
SUBJECT—Application November 2, 1955—Eastern Machine Products Co., Acoustical Fastening System (for suspended ceilings), Model B.

920-55-SM

APPLICANT—Eastern Machine Products Company, owner.
SUBJECT—Application November 2, 1955—Eastern Machine Products Co., Acoustical Fastening System (for suspended ceilings), Model C.

921-55-SM

APPLICANT—Eastern Machine Products Company, owner.
SUBJECT—Application November 2, 1955—Eastern Machine Products Co., Acoustical Fastening System (for suspended ceilings), Model U.

303-56-SM

APPLICANT—The Gilman Brothers Company, owner.
SUBJECT—Application March 28, 1956—Gilco Wali Covering (for commercial and residential use).

307-56-SA

APPLICANT—American-Standard Air Conditioning Division, owner-manufacturer.
SUBJECT—Application March 20, 1956—American-Standard Oil-fired Winter Air Conditioner, Models HS-80-OB, HS-100-OB, and HS-112-OB.

308-56-SA

APPLICANT—American-Standard Air Conditioning Division, owner-manufacturer.
SUBJECT—Application March 20, 1956—American-Standard Oil-Fired Winter Air Conditioners, Models 1307-OB, 1308-OB and 1309-OB.

309-56-SA

APPLICANT—American-Standard Air Conditioning Division, owner-manufacturer.
SUBJECT—Application March 20, 1956—American-Standard Gas-Fired Winter Air Conditioners, Models 1307-G, 1308-G and 1309-G.

310-56-SA

APPLICANT—American-Standard Air Conditioning Division, owner-manufacturer.

SUBJECT—Application March 20, 1956—American-Standard Gas-Fired Gravity Air Furnace, Model SG-150.

311-56-SA

APPLICANT—American-Standard Air Conditioning Division, owner-manufacturer.
SUBJECT—Application March 20, 1956—American-Standard Oil-Fired Winter Air Conditioner, Models 1310-OB, 1312-OB and 1315-OB.

313-56-SA

APPLICANT—American-Standard Air Conditioning Division, owner-manufacturer.
SUBJECT—Application March 20, 1956—American-Standard Counterflow Gas-Fired Winter Air Conditioner, Models GCA-50, 50D, GCA-75, 75D, GCA-100, 100D, GCA-125 and GCA-150.

597-56-SM

APPLICANT—Weiss Metal Ceiling Company, for Rollform, Inc., owner.
SUBJECT—Application August 14, 1956—Rollform Perforated Metal Pan, Acoustical Units.

1006-54-SA

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corporation, owner.
SUBJECT—Application December 24, 1954—Linde Liquid Storage Tank with Pumping Unit for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500.

449-40-SA—Vol. II

APPLICANT—Burns Heating Supply Company, Inc., for Reznor Mfg. Co., owner.
SUBJECT—Application for consideration—re reopened March 24, 1953 for amendment of resolution to include additional models US-250F and US-200F—re Reznor Propeller Fan Type Heater (gas-fired) Models US-25F, US-50F, US-75F, US-100F, US-125F, US-150F, US-175F and US-200F; Rexnor Blower Type Heater, Models US-25B, US-50B, US-75B, US-100B, US-125B, US-150B, US-175B and US-200B and Reznor Duct Type Heater, Models DU-75, DU-100, DU-150 and DU-200 (new line of heaters); previously approved.

448-40-SM

APPLICANT—The H. H. Robertson Company, owner.
SUBJECT—Application for consideration—re reopened June 7, 1955 for amendment to resolution as to additional sections of Cellular Floor Sections—re Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor; previously approved.

34-55-A

APPLICANT—Raybert Corporation, lessee, for Lesoy Corp., owner.
SUBJECT—Application reopened November 20, 1956 and restored to docket—previously dismissed for lack of prosecution—re Appeal from an order and a decision of the fire commissioner—sprinkler system.

PREMISES AFFECTED—115-117 West 52nd street, north side, 195 ft. west of Avenue of The Americas (6th), Block 1005, Lot 22, Borough of Manhattan.

252-56-A

APPLICANT—Irving Kudroff, for Oxford Syndicate, Inc., owner.
SUBJECT—Application March 28, 1956—Appeal from a decision of the borough superintendent—re cellar egress.
PREMISES AFFECTED—138-140 West 17th street, south side, 257 ft. 5 in. east of 7th avenue, Block 792, Lot 58, Borough of Manhattan.

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955-55-A

APPLICANT—Gabriel Nathan, for Estelle Silverman, owner.

SUBJECT—Application December 5, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped street—Beach 21st street.

PREMISES AFFECTED—20-01 to 20-03 Cornaga avenue and 635-647 Beach 21st street, southwest corner, Block 215, Lot 39, Far Rockaway, Borough of Queens.

1009-55-A

APPLICANT—Julius S. Rapson, for Kenneth W. Haslam, owner.

SUBJECT—Application December 22, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—proposed widening of Francis Lewis boulevard.

PREMISES AFFECTED—245-01 Francis Lewis boulevard, southeast corner of 245th street, Block 13614, Lot 1, Rosedale, Borough of Queens.

491-56-A

APPLICANT—M. Martin Elkind, for Frances Aronson, owner.

SUBJECT—Application July 9, 1956—Appeal from a decision of the borough superintendent—re business use, frame building used for business, doors, cellar ceiling, etc.

PREMISES AFFECTED—8510 18th avenue, north side, 60 ft. 25/8 in. south of 85th street, Block 6343, Lot 48, Borough of Brooklyn.

798-56-A

APPLICANT—LeRoy E. Driver, for Frederick H. Cone and Co., owner.

SUBJECT—Application November 27, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—181-189 Front street, and 159-163 John street, northeast corner, Block 74, Lots 10 and 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*,

JANUARY 15, 1957, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 15, 1957, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

126-56-BZ

APPLICANT—Patrick D. Concagh, for Samuel Morgan-roth, Samuel Dickstein and Meyer Greif, d/b/a Tremont Associates, owner.

SUBJECT—Application February 17, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, office, minor auto repairs with hand tools only, parking of more than 5 motor vehicles.

PREMISES AFFECTED—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; applicant to submit statement to the Board as to the purpose for which the site was purchased; then to January 15, 1957 at request of the applicant's representative, to furnish statement and revised plans.

534-56-BZ

APPLICANT—Samuel Miller for Charles Trautmann, Jr., and Walter Shields, Executors under will of Charles Trautmann (deceased); (Esso Standard Oil Co., lessee).

SUBJECT—Application July 27, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the

zoning resolution, to permit in a local retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop, parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—205-10 Hollis avenue, southeast corner of 205th street, Block 10945, Lot 301, Hollis, Borough of Queens.

Taken off calendar and set for hearing December 4, 1956, subject to the regular procedure; then to January 15, 1957, for inspection and decision; hearing closed.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

Laid over from July 17, 1956 to July 24, 1956, for inspection and decision; hearing closed; then to September 25, 1956, at request of the applicant, in view of the possible sale of the property for conforming use; then to October 2, 1956, for consideration and for further inspection, if necessary; then to October 23, 1956, for inspection and decision; then to December 4, 1956, at the request of the applicant; then to January 15, 1957, for decision.

910-55-BZ

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, E-1 area district, proposed extension of an existing broom factory, to occupy more than the permitted area.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 ft. 11 3/4 in. east of East 95th street, Block 8203, Lots 5 and 7, Borough of Brooklyn.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

74-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Dina Karpoff, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, storage room, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—42-05 Lawrence street, and 132-02 to 132-06 Sanford avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

158-56-BZ

APPLICANT—Fred C. Dahlem, for C.P.B. Incorporated, owner.

SUBJECT—Application March 2, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of 5 story and cellar converted old law tenement with hand laundry and grocery store in cellar.

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PREMISES AFFECTED—19 West 103rd street and 74 Manhattan avenue, northeast corner, Block 1839, Lot 20, Borough of Manhattan.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

193-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Beatrice M. Mahoney, owner.

SUBJECT—Application March 13, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, car washing, parking and storage of motor vehicles; show window and signs within 75 ft. of residence use district.

PREMISES AFFECTED—2441-2449 (2443 official) Richmond avenue and 2-8 Richmond Hill road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

235-56-BZ

APPLICANT—Charles M. Spindler, for Estate of Jesse Donella, owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—3001-3047 White Plains road and 690-698 Lester street, southwest corner and 695-699 Adea avenue, Block 4545, Lot 14, Borough of The Bronx.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

380-56-BZ

APPLICANT—James E. Vassalotti, for Kent Towers, Inc., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, parking and storage of motor vehicles.

PREMISES AFFECTED—247-249 Lexington avenue, east side, 85 ft. north of East 34th street, Block 890, Lots 23 and 66, Borough of Manhattan.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

417-56-BZ

APPLICANT—Ingram S. Carner, for Credit Realty Corp., owner (proposed lessee—Shell Oil Co.).

SUBJECT—Application June 12, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed erection and maintenance of a gasoline service station, car washing (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of cars waiting to be serviced, curb cut within 75 ft. of residence district and

PREMISES AFFECTED—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

527-56-BZ

APPLICANT—Paul Friedman, for Daniel D. Daley, owner.

SUBJECT—Application July 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), parking of cars awaiting service, sale of auto accessories and minor repairs, with hand tools only, for a term of 15 years.

PREMISES AFFECTED—43-02 to 43-10 Main street, southwest corner of Cherry avenue, Block 5125, Lot 30, Flushing, Borough of Queens.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed; applicant to file revised plans eliminating entrance on Cherry avenue as proposed.

553-56-BZ

APPLICANT—Andrew DiCamillo, for No. 14 Corporation, owner.

SUBJECT—Application August 7, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—449-453 Degraw street, north side, 150 ft. west of Bond street, Block 416, Lots 50, 51, 53 and 152, Borough of Brooklyn.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed.

576-56-BZ

APPLICANT—Henry C. Brockman, for Joseph Franzone, owner.

SUBJECT—Application August 29, 1956—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit partly in a residence use district and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry, minor auto repairs shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—49-05 Astoria boulevard, northeast corner of 49th street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

Laid over from December 4, 1956, to January 15, 1957, for inspection and decision; hearing closed; applicant to correct plans and statement as to change of zone.

18-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Cohan, owner.

SUBJECT—Application January 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for the business of assorting metals.

PREMISES AFFECTED—52-16 46th street, west side, 62 ft. 4½ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for additional information from applicant, who is to have the lots separated and numbers assigned; hearing closed; then to January 15, 1957, for inspection and decision.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

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Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for inspection and decision; hearing previously closed.

998-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, proposed parking lot.

PREMISES AFFECTED—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect avenue, Block 1112, Lot 54, Borough of Brooklyn.

Laid over from October 16, 1956, to October 30, 1956, at request of objector; applicant concurring; then to November 20, 1956, for inspection and decision; then to December 11, 1956, for inspection and decision; then to January 15, 1957, for inspection and decision; hearing previously closed.

889-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer W. Crane, owner.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens.

Laid over from October 16, 1956, to November 7, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for further inspection and decision; then to December 11, 1956, for further inspection and decision; then to January 15, 1957, for inspection and decision; hearing previously closed.

363-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Elmore Construction Corp., owner.

SUBJECT—Application May 15, 1956—re (decision of the borough superintendent) under sections 21, 7A and 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales and storage of auto accessories, car washing (non-automatic) and ground signs, parking of cars waiting to be serviced, show window and signs within 75 ft. of the residence use district; building within the required 20 ft. setback.

PREMISES AFFECTED—228-12 to 228-20 Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens.

Laid over from October 30, 1956 to November 27, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; then to January 15, 1957, for inspection and decision; hearing previously closed.

145-56-BZ

APPLICANT—Leonard F. Rothkrug, for Raymond Feiden and Anne Eisenberg, owners (1236 East 17th Street Corp., lessee).

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking lot for more than 5 cars (accessory to Hall Oldsmobile Agency at 1236 East 17th Street) for a term of 5 years.

PREMISES AFFECTED—1266-1276 East 17th street and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn.

Laid over from November 20, 1956 to November 27, 1956, at the request of adjoining owner's representative; then to December 11, 1956, for further consideration and decision; hearing closed; then to January 15, 1957, for inspection and decision.

838-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application October 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for inspection and decision.

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for inspection and decision.

257-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis DeMarro, owner.

SUBJECT—Application April 3, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor motor repairs, car washing, storage, office, parking and storage of motor vehicles.

PREMISES AFFECTED—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for inspection and decision.

305-56-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application April 24, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a warehouse, occupying more than the permitted area, to include office, street trailer parking and unloading, factory and offices.

PREMISES AFFECTED—62-15 64th street, east side, 100 ft. south of 62nd avenue and 62-16 65th street, Block 2772, Lot 25, Middle Village, Borough of Queens.

Laid over from November 27, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 15, 1957, for additional information from Department of Buildings and also to include a proposed park in the area.

142-56-BZ

APPLICANT—Lama, Proskauer and Prober, for William H. Swinarton, owner.

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SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, parking and storage of motor vehicles.
PREMISES AFFECTED—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond.

Laid over from October 30, 1956, to December 4, 1956, for inspection and decision; hearing closed; applicant to file revised plans and new decision of the borough superintendent; then to December 11, 1956, at the request of the applicant to file revised plans; then to January 15, 1957, for inspection and decision.

76-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

Laid over from November 7, 1956 to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; then to January 15, 1957, for inspection and decision.

323-56-BZ

APPLICANT—Ivan Pinsker, for Harry Linneman, owner.

SUBJECT—Application April 17, 1956—re (decision of the commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing boat yard and the sale of marine gasoline.

PREMISES AFFECTED—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens.

Laid over from November 7, 1956, to December 4, 1956, for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; then to January 15, 1957, for inspection and decision.

361-37-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Stuart A. Weiss and Kenneth M. Weiss, owners.

SUBJECT—Application reopened October 2, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, ground signs, minor auto repairs with hand tools only; proposed entrances and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—91-11 Roosevelt avenue, northeast corner of 91st street, Block 1479, Lot 38, Jackson Heights, Borough of Queens.

103-39-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Morton H. Felberbaum, owner.

SUBJECT—Application reopened July 3, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—196-19 to 196-29 Linden boulevard and 116-44 to 116-52 197th street, northwest corner, Block 11068, Lot 115, St. Albans, Borough of Queens.

696-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Stapleton and Schneider Motor Sales, Inc., owner.

SUBJECT—Application reopened July 26, 1956 as Vol. II re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, store, car washing, storage room, parking and storage of motor vehicles; show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—75-09 to 75-19 (75-15 official) Northern boulevard and 32-62 to 32-70 76th street, northwest corner, Block 1171, Lot 36, Jackson Heights, Borough of Queens.

925-50-BZ—Vol. III

APPLICANT—Steelmaster Inc., owner (Art Steel Sales Corp., lessee).

SUBJECT—Application reopened October 2, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the proposed 1 story extension of an existing 1 story warehouse building, using more than the area permitted.

PREMISES AFFECTED—204-238 West 234th street, south side, from Broadway to Kingsbridge avenue, 5695 Broadway and 3250-3254 Kingsbridge avenue, Block 3405, Lots 31, 33 and 41, Borough of The Bronx.

833-52-BZ—Vol. III

APPLICANT—Charles M. Spindler Associates, for The Northwestern Mutual Life Insurance Company and Constantine J. Katrivanos, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened July 26, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales and parking and storage of more than 5 motor vehicles, not in accordance with Board of Standards and Appeals resolution, under Cal. 833-52-BZ—Vol. II.

PREMISES AFFECTED—5916-5930 Foster avenue and 1512-1526 Ralph avenue, southwest corner, Block 7955, Lots 6, 8 and 9, Borough of Brooklyn.

652-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Flatlands East 87th Corp., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—8610-8624 Flatlands avenue and 902-912 East 87th street, southwest corner, Block 8023, Lot 39, Borough of Brooklyn.

677-54-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Hyman Glassgall, owner.

SUBJECT—Application reopened July 3, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, change of occupancy from garage and dead storage, to garage, storage of roofing materials and sheet metal shop.

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PREMISES AFFECTED—413-415 West 150th street, north side, 93 ft. 2 in. east of Convent avenue, Block 2065, Lot 22, Borough of Manhattan.

105-56-BZ

APPLICANT—John F. Fitzsimons, for Ethel B. Gorman, owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use, G-1 area district, proposed conversion of a 1 family dwelling and accessory garage to a 2 family dwelling and accessory garage.

PREMISES AFFECTED—106-15 227th street, east side, 25 ft. north of 107th avenue, Block 11178, Lot 16, Queens Village, Borough of Queens.

291-56-BZ

APPLICANT—A. H. Salkowitz, for Hygrade Monument Works, Inc., owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed display and sale of stone monuments and the maintenance of an office.

PREMISES AFFECTED—130-50 Horace Harding expressway, southwest corner of Lawrence street, Block 6451, Lot 25, Flushing, Borough of Queens.

292-56-A

APPLICANT—A. H. Salkowitz, for Hygrade Monument Works, Inc., owner.

SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent—re frame construction—business use.

PREMISES AFFECTED—130-50 Horace Harding expressway, southwest corner of Lawrence street, Block 6451, Lot 25, Flushing, Borough of Queens.

325-56-BZ

APPLICANT—Horn and Weinstock, for Florence LeBeau, owner.

SUBJECT—Application May 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles.

PREMISES AFFECTED—120-37 164th street, east side, 180 ft. north of 122nd avenue, Block 12379, Lots 13, 15 and 16, Jamaica, Borough of Queens.

354-56-BZ

APPLICANT—Robert Gottlieb, for 4281 Realty Corp., owner.

SUBJECT—Application April 27, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office, accessory sales and service, used car sales, motor vehicle repairs with hand tools only, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—4277-4289 3rd avenue, west side, 186.93 ft. south of East 179th street, Block 3044, Lots 82, 85, 87 and 122, Borough of The Bronx.

728-56-BZ

APPLICANT—James E. Vassalotti, for Fitchett-Crescent Corp., owner.

SUBJECT—Application October 26, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, parking and storage of motor vehicles, office and storage.

PREMISES AFFECTED—67-53 to 67-61 (67-55 official) Woodhaven boulevard, and 85-02 to 85-10 67th drive, southeast corner, Block 3147, Lot 6, Middle Village, Borough of Queens.

157-56-BZ

APPLICANT—Leonard F. Rothkrug, for Irving H. Blumenthal and E. Alexander Willens, owners.

SUBJECT—Application March 2, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, DD area district the erection and maintenance of a professional medical office building within the required set back from Linden boulevard.

PREMISES AFFECTED—2108-2118 Linden boulevard, southeast corner of Hendrix street, Block 4354, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 15, 1957, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

356-56-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES—Burton Corp. (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—Appeal from a decision of the borough superintendent re Elevator Application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

21-56-A

APPLICANT—Morris Hannes, for Variety, Inc., owner.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan.

87-56-A

APPLICANT—Maxfield Blaubeux, for Ira Greenfield, owner (Joseph Filappazzo, lessee).

SUBJECT—Application February 8, 1956—Appeal from a decision of the borough superintendent—re use of frame building—factory—re live load, exits and construction.

PREMISES AFFECTED—8615 (8613 displayed) 18th avenue, east side, 120 ft. south of 86th street, Block 6369, Lot 40, Borough of Brooklyn.

405-55-A

APPLICANT—Samuel Rosenblum, for H. Lawrence Herring, et al., owners.

SUBJECT—Application May 11, 1955—Appeal for a decision of the borough superintendent—re egress, stair enclosure.

PREMISES AFFECTED—322-326 East 23rd street, south side, 281 ft. east of 2nd avenue, Block 928, Lot 43, Borough of Manhattan.

77-50-A

APPLICANT—Samuel Rosenblum, for 237 West 37th St. Corp., owner.

SUBJECT—Application January 26, 1950—re Appeal from an order and decision of the Fire Commissioner—re elevator in readiness.

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PREMISES AFFECTED—237-239 West 37th street, north side, 325 ft. east of 8th avenue, Block 787, Lot 23, Borough of Manhattan.

200-51-A

APPLICANT—Samuel Rosenblum, for Crompton Holding Corp., owner.

SUBJECT—Application March 20, 1951—re Appeal from a decision re an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—131-137 West 35th street, north side, 207 ft. 1 in. west of Broadway, Block 811, Lot 16, Borough of Manhattan.

289-50-A

APPLICANT—S. Ezra Austern, for Emanuel Austern, Elliott Austern and S. Ezra Austern, trustees.

SUBJECT—Application April 19, 1950—re Appeal from an order and decision of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—242-244 West 38th street, south side, 264 ft. 3 3/7 in. west of 7th avenue, Block 787, Lot 65, Borough of Manhattan.

873-54-A

APPLICANT—Joseph J. Furman, for 1015 Washington Corp., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision re an order of the fire commissioner—elevator in readiness.

PREMISES AFFECTED—516-522 West 34th street, south side, 205 ft. west of 10th avenue and 513 West 33rd street, Block 705, Lot 46, Borough of Manhattan.

372-55-A

APPLICANT—Samuel Rosenblum, for Robert Fulton Realty Corp., owner.

SUBJECT—Application April 26, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—114-116 Fulton street, south side, 25 ft. 3 in. west of Dutch street, Block 781, Lot 47, Borough of Manhattan.

670-56-A

APPLICANT—Paul Friedman, for Alfred Levitt, owner (Levitt House, Inc., Managing Agent).

SUBJECT—Application October 8, 1956—filed pursuant to Section 35, General City Law re buildings located in bed of mapped street.

PREMISES AFFECTED—7-04 to 7-24 166th street, southwest corner of Powells Cove boulevard and northwest corner of 9th avenue; Block 4588, Lots 36 and 38; 7-25 166th street, northeast corner of 9th avenue, Block 4603, Lot 2; 166-35 9th avenue, northwest corner of Totten street, Block 4603, Lot 34; 166-31 9th avenue, north side, 130.84 ft. west of Totten street, Block 4603, Lot 48; 166-10 to 166-40 Powells Cove boulevard, southwest corner of Totten street and southeast corner of 166th street and south side of 168th street, 130.84 ft. west of Totten street, Block 4603, Lots 18, 19 and 32, Beechhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 22, 1957, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 22, 1957, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th avenue and 147-01 to 147-23 175th street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 22, 1957, for applicant to furnish complete information as to the basis for the use of the vacant portion of the premises; and for further consideration and decision by the Board.

606-56-BZ

APPLICANT—Samuel Miller, for S. Jules Lakin and M. L. Bennett, owners (Esso Standard Oil Co., lessee).

SUBJECT—Application September 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatorium, auto laundry, non automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th street, entire block bounded by Broadway, 35th avenue, from 63rd to 64th streets, Block 1190, Lot 41, Jackson Heights, Borough of Queens.

Laid over from November 14, 1956 to December 11, 1956, for inspection and decision; hearing closed; then to January 22, 1957, for applicant to furnish to the Board a plan showing sub-surface conditions in connection with the subway and also the sidewalk conditions approved by the Transit Authority for driving over; and for further consideration and for further inspection, if necessary.

797-54-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Anthony Trotta, owner.

SUBJECT—Application reopened September 18, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, washing, greasing, minor auto repairs, with hand tools only, parking and storage of automobiles, dwelling and 2 car garage accessory to dwelling; show windows within 75 ft. of residence use district.

PREMISES AFFECTED—690-700 Utica avenue and 818-828 Clarkson avenue, southwest corner, Block 4636, Lot 6, Borough of Brooklyn.

635-56-A

APPLICANT—Harry A. Yarish, for Anthony Trotta, owner.

SUBJECT—Application May 7, 1956—Appeal from a decision of the borough superintendent—re use of Class III construction.

PREMISES AFFECTED—690-700 Utica avenue and 818-828 Clarkson avenue, southwest corner, Block 4636, Lot 6, Borough of Brooklyn.

956-55-BZ

APPLICANT—Jacob W. Sherman, for The House of Gold Inc., owner.

SUBJECT—Application December 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage for more than 5 motor vehicles to wholesale storage and shipping of

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matches, tobacco and candy products, with loading and unloading space.

PREMISES AFFECTED—248-252 Pulaski street, south side, 266 ft. 3½ in. west of Throop avenue, Block 1777, Lot 15, Borough of Brooklyn.

75-56-BZ

APPLICANT—Lama, Proskauer and Prober, for LaFia Service Inc., owner.

SUBJECT—Application February 2, 1956—re (decision of the borough superintendent) under sections 7A, 7f, 7e and 7h of the zoning resolution, to permit in a business use district, proposed auto laundry, non storage garage for more than 5 motor vehicles, office and boiler room, parking and storage of motor vehicles on unbuilt upon portion of the plot, proposed curb cuts and entrances within 75 ft. of the residence use district.

PREMISES AFFECTED—203-209 Avenue X and 2399 Boynton street, northeast corner and 2944-2948 86th street, Block 7167, Lots 91 and 106, Borough of Brooklyn.

141-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sarah Burick, owner.

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under sections 7e, 7h, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—80-02 to 80-16 (80-10 official) Pitkin avenue and 107-01 to 107-11 80th street, southeast corner, Block 9139, Lot 375, Ozone Park, Borough of Queens.

217-56-BZ

APPLICANT—Charles Abrahams, for Max Engel and Louis Pelzig, owners.

SUBJECT—Application March 21, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection of a one story factory building of class 1 construction, using more than the permitted area.

PREMISES AFFECTED—211-213 Eagle street, north side, 100 ft. east of Oakland street, Block 2497, Lots 50 and 51, Borough of Brooklyn.

269-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael and Julia Mary Novelli, owners.

SUBJECT—Application March 27, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, proposed change of use from residence to restaurant on portion of the first floor of a 1 story building of class 4 construction.

PREMISES AFFECTED—1845 Rockaway parkway and 9701-9715 Avenue M, northeast corner, Block 8262, Lot 6, Borough of Brooklyn.

270-56-A

APPLICANT—Lama, Proskauer and Prober, for Michael and Julia Mary Novelli, owners.

SUBJECT—Application March 27, 1956—Appeal from a decision of the borough superintendent re business use in frame building.

PREMISES AFFECTED—1845 Rockaway parkway and 9701 to 9715 Avenue M, northeast corner, Block 8262, Lot 6, Borough of Brooklyn.

282-56-BZ

APPLICANT—Herman E. Horwood, for Patrick Mattia, owner.

SUBJECT—Application April 6, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7h

of the zoning resolution, to permit in a retail and residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor repairs, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1134 East 222nd street, south side, 102.83 ft. west of Eastchester road, Block 4716, Lots 24 and 25, Borough of The Bronx.

581-56-BZ

APPLICANT—Alfred H. Eccles, for 50-30 Northern Boulevard, Inc., owner (Bostitch, Inc., lessee under contract).

SUBJECT—Application August 30, 1956—re (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in a retail and residence use district, proposed erection of a one story building, of class 3 construction, to be occupied for offices, storage warehouse, distribution, sales and maintenance of stapling and allied packaging and fastening machines; parking and truck loading and unloading on the unbuilt portion of the plot.

PREMISES AFFECTED—24-01 to 24-11 36th avenue and 35-45 to 35-57 24th street, northeast corner, Block 338, Lot 1, Long Island City, Borough of Queens.

655-56-BZ

APPLICANT—Ingram S. Carner, for Frances P. Headley, owner.

SUBJECT—Application October 3, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, proposed erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only; office, sale and storage of auto accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—6202-6212 New Utrecht avenue and 1414 62nd street, southwest corner and 6201-6207 14th avenue, Block 5734, Lots 8 and 12, Borough of Brooklyn.

654-56-BZ

APPLICANT—Charles M. Spindler, for Kate B. Waters, owner.

SUBJECT—Application October 3, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only; proposed sign and show window within 75 ft. of the residence use district.

PREMISES AFFECTED—994-1008 McDonald avenue and 35-45 Lawrence avenue, northwest corner, Block 5440, Lots 35, 37, Borough of Brooklyn.

663-56-BZ

APPLICANT—Victor G. Madonia, for Olive Kalnus, owner.

SUBJECT—Application October 8, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the change in occupancy of a 1 family dwelling to a 2 family dwelling.

PREMISES AFFECTED—45-11 156th street, east side, 100 ft. south of 45th avenue, Block 5435, Lot 39, Flushing, Borough of Queens.

726-56-BZ

APPLICANT—Gabriel Nathan, for Alexander and Joan Mollayan, owners.

SUBJECT—Application October 26, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of proposed public tennis courts, erection of a 1 story building to be used for owners' apartment and office.

CALENDAR

PREMISES AFFECTED—4801-4817 Beach Channel drive, south side, from Beach 48th to Beach 49th streets, 339-365 Beach 48th street and 340-366 Beach 49th street, Block 372, Lots 20, 23, 25, 31, 35 and 45, Far Rockaway, Borough of Queens.

652-56-BZ

APPLICANT—Leonard F. Rothkrug, for Governale Estates, Inc., owner.

SUBJECT—Application October 5, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district the maintenance of a parking lot on the unbuilt upon portion of the premises.

PREMISES AFFECTED—3875 Flatlands avenue, north side, 100 ft. east of Flatbush avenue and 1973-1983 Flatbush avenue, east side, 30 ft. north of Flatlands avenue, Block 7821, Lots 21, 23 and 122, Borough of Brooklyn.

789-56-BZ

APPLICANT—Samuel Miller, for Esso Standard Oil Co., owner.

SUBJECT—Application November 19, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—138-69 Queens boulevard, east side, from 86th avenue to 86th road, Block 9646, Lot 21, Jamaica, Borough of Queens.

546-56-BZ

APPLICANT—Samuel Rosenblum, for 410 Park Avenue Corp. (owner of lot 37 and owner under contract for Lot 41).

SUBJECT—Application August 2, 1956—re (decision of the borough superintendent) under sections 19A(j) and 21 of the zoning resolution, to permit in a restricted retail and retail use, B area, 1½ height district, the proposed erection of a 21 story office building with retail store on the first floor, exceeding the permitted height and without the required loading berth and without the required setback.

PREMISES AFFECTED—410 Park avenue, southwest corner of East 55th street, Block 1290, Lots 37 and 41, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 22, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 18, 1956*, at 2 o'clock in Room 1013, Municipal Building Manhattan, on the following matter:

577-56-A

APPLICANT—Alemite Corporation, for the Sicilian Asphalt Paving Co., owner.

SUBJECT—Application August 13, 1956—Appeal from a decision of the fire commissioner re Transportation of Diesel Oil in a Tank Truck in New York City (Capacity of tanks not in accordance with Fire Department specifications covering Tank Trucks).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 29, 1957, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 29, 1957*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

127-32-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Just Realty Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, car washing, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—577-587 St. Anns avenue and 561-563 East 150th street, northwest corner, Block 2276, Lots 48 and 50, Borough of The Bronx.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

621-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael J. and Bridie Clifford, Kathryn G. and Arthur J. Gallagher, Albert Artiss, Jacob and Paul Wank, James and Salvatore Monzio, owners.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district proposed erection of a 1 story building to include uses of boiler room, storage, super-market, loading and unloading and parking of motor vehicles upon open portion of premises.

PREMISES AFFECTED—2203-2225 Linden boulevard and 766-782 Ashford street, northwest corner and 811-825 Warwick street, Block 4334, Lots 21, 22, 23, 25, 39, 44, 45 and 48, Borough of Brooklyn.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

912-55-BZ

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; applicant to submit letter relating to lease; hearing closed.

913-55-A

APPLICANT—Henry Nordheim, for Anthony Turrisi, owner (Mario Tonti, lessee).

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—re frame construction—repair shop.

PREMISES AFFECTED—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx.

397-56-BZ

APPLICANT—James E. Vassolotti, for Morris and Mildred Ifcher and Hyman and Lilly Volk, owners.

SUBJECT—Application May 29, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A and 7i of the zoning resolution, to permit in a business and residence use district, proposed erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, store, parking and storage of motor vehicles; proposed show window and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—121-11 to 121-19 (121-15 official) Jamaica avenue and 86-42 to 86-50 122nd street, northwest corner, Block 9275, Lot 58, Richmond Hill, Borough of Queens.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

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656-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Rayhurst Realty Corp., and Nostrand Building Corp., owners.

SUBJECT—Application October 3, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D area, Class ½ height district, the erection of a 6 story multiple dwelling, exceeding the permitted height.

PREMISES AFFECTED—3203-3220 Nostrand avenue, east side, 95 ft. north of Avenue S, Block 6836, Lot 52, Borough of Brooklyn.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

608-56-BZ

APPLICANT—Leonard F. Rothkrug, for Michael Sirote and Anne Goldin, (partners) owners.

SUBJECT—Application September 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory motor vehicle repair shop, lubritorium, car washing (non-automatic), office and sales for a term of 15 years.

PREMISES AFFECTED—2812-2818 Westchester avenue and 1601-1611 Mulford avenue, southwest corner and 2815-2819 Middletown road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx.

Laid over from December 11, 1956 to January 29, 1957, applicant to file revised plan as to curb cuts; and for inspection and decision; hearing closed.

661-56-BZ

APPLICANT—S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application October 5, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a retail and residence use district a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—92-10 Astoria boulevard, southeast corner of 92nd street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

Laid over from December 11, 1956 to January 29, 1957, for inspection and decision; hearing closed.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; then to January 29 1957, for further inspection and decision.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Otnas Realty Inc., owner.

SUBJECT—Application reopened July 17, 1956, as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; also for consideration by the Board as to exclusion of use sought by prohibitions under Section 21A; then to January 29, 1957, for report from the Department of Parks as to status of development; and for decision.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—re (decision zoning resolution, to permit in a residence use district the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; and for statement by applicant as to proposed conditions for the use of the premises that would be unobjectionable to the owners in the area; hearing closed; then to January 29, 1957, for applicant to file a letter as to the proposed uses and also to report on the adjoining plot No. 18, in the same ownership, which was subject to a variance under Cal. No. 350-47-A; and for decision.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed, then to January 29, 1957, for further consideration and decision.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

Laid over from November 20, 1956, to December 18, 1956, for inspection and decision; hearing closed; then to January 29, 1957, for applicant to give further study to reducing use and for new design of the accessory building.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, car

CALENDAR

washing (non automatic) minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

Laid over from November 27, 1956 to December 18, 1956, for inspection and decision; hearing closed; then to January 29, 1957, for inspection and decision.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for J. Brause, Peter I. Feinberg, owners.

SUBJECT—Application reopened June 3, 1956 as Vol. II—re new proposal—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES AFFECTED—1102-1110 Metcalf avenue, northeast corner of 1661-1669 Watson avenue, Block 3747, Lot 88, Borough of The Bronx.

Laid over from September 11, 1956, to October 16, 1956, for inspection and decision; hearing closed; then to October 23, 1956, for inspection and decision; then to October 30, 1956, for further consideration and decision; then laid over for full vote of the Board, date to be set; then set for December 18, 1956; then laid over to January 29, 1957, for further inspection and decision.

825-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for K. B. S. Realty Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, auto washing, lubricatorium, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars.

PREMISES AFFECTED—1950 Bronxdale avenue and 1951-1961 Barnes avenue, northwest corner and 780-792 Neill avenue, Block 4261, Lot 60, Borough of The Bronx.

Laid over from December 18, 1956, to January 29, 1957, for inspection and decision; hearing closed.

578-42-BZ—Vol. III

APPLICANT—Maxfield Blaubeux, for LaPonzina Associates, Inc., owner (Ridgeway Automotive Service and Carvel Stores, Inc., lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, proposed use of motor vehicle repair shop and nonstorage garage for more than 5 motor vehicles and office; also retail store and parking of more than 5 motor vehicles for patrons and employees.

PREMISES AFFECTED—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway; 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway, Block 5771, Lot 6, Borough of Brooklyn.

Laid over from December 18, 1956, to January 8, 1957, at the request of an objector.

683-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Foster Newkirk Stores, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking of patrons cars on the open portion of the plot.

PREMISES AFFECTED—1875-1925 Nostrand avenue and 3001-3013 Foster avenue, northeast corner and 3002-3014 Newkirk avenue, Block 4964, Lot 50, Borough of Brooklyn.

Laid over from December 18, 1956, to January 29, 1957, for inspection and decision; hearing closed.

787-55-BZ

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., owner.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car repairs, car washing, office, sales area, utility room, and parking for more than 5 motor vehicles.

PREMISES AFFECTED—160-168 Ridge street and 339 East Houston street, southeast corner, Block 345, Lots 44 and 48, Borough of Manhattan.

Laid over from December 18, 1956, to January 29, 1957, for inspection and decision; hearing closed.

8-56-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application January 9, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail and residence use district, proposed parking of motor vehicles.

PREMISES AFFECTED—161-30 122nd avenue and 122-01 to 122-17 161st place, southeast corner, Block 12256, Lots 12, 16 and 19, Baisley Park, Borough of Queens.

140-56-BZ

APPLICANT—Maxfield Blaubeux, for Kinos Realty Corp., owner (Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application February 28, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail and residence use district proposed parking for motor vehicles, accessory to an existing super market, extending from local retail portion of plot to residence portion of plot.

PREMISES AFFECTED—99-02 to 99-22 Astoria boulevard, south side, from 99th to 100th streets, 27-01 to 27-19 99th street and 28-02 to 28-10 100th street, Block 1379, Lot 45, Corona, Borough of Queens.

Laid over from December 18, 1956, to January 29, 1957, for inspection and decision; hearing closed.

327-56-BZ

APPLICANT—Charles M. Spindler, for Frank Antun, owner.

SUBJECT—Application May 2, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking of cars for patrons and employees of a restaurant.

PREMISES AFFECTED—219-14 97th avenue and 97-02 to 97-10 220th street, southwest corner, Block 10784, Lots 27 and 30, Queens Village, Borough of Queens.

Laid over from December 18, 1956, to January 29, 1957, for inspection and decision; hearing closed.

362-56-BZ

APPLICANT—James E. Vassalotti, for Rosary Realty Corp., owner.

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—2231-2243 West 8th street and 638-648 Sheepshead Bay road, southeast corner, Block 7279, Lot, 1, Borough of Brooklyn.

Laid over from December 18, 1956, to January 29, 1957, for inspection and decision; hearing closed.

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493-56-BZ

APPLICANT—James E. Vassalotti, for 8769 23rd Avenue Realty Corp., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and store, minor auto repairs, parking and storage of motor vehicles; show window and sign within 75 ft. of residence use district.

PREMISES AFFECTED—2301-2311 Bath avenue and 8767 to 8775 23rd avenue, southeast corner, Block 6873, Lot 6, Borough of Brooklyn.

Laid over from December 18, 1956, to January 29, 1957, for inspection and decision; hearing closed.

571-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Lazarus Rosenberg, owner.

SUBJECT—Application August 17, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of a gasoline service station, office and sales, lubritorium, minor auto repairs and high speed auto laundry; also the erection of a factory on the same plot, occupying more than the permitted coverage.

PREMISES AFFECTED—557-569 7th avenue and 373-393 20th street, northeast corner and 360-386 19th street, Block 887, Lots 1, 18 and 72, Borough of Brooklyn.

Laid over from December 18, 1956, to January 29, 1957, for inspection and decision; hearing closed.

636-56-BZ

APPLICANT—A. H. Salkowitz, for Queensview Holding Corp., owner.

SUBJECT—Application September 26, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the change in occupancy of 2-1 family dwelling to 2 family occupancy.

PREMISES AFFECTED—145-31 14th avenue, northeast corner of 145th place, 145-15 14th avenue, northwest corner of 145th place, Block 4463, Lots 19 and 20, White-stone, Borough of Queens.

Laid over from December 18, 1956, to January 29, 1957, awaiting statement from applicant of list of two-family houses in area of notification, whether legal or illegal, also for inspection and decision.

146-56-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Rothenberg, owner.

SUBJECT—Application February 29, 1956—re (decision of the borough superintendent) under 21 of the zoning resolution, to permit in a residence use, E-1 area district, the enclosure of an existing terrace constituting a further encroachment within the 15 ft. wide side yard required by Art. IV, Sec. 15a of the zoning resolution.

PREMISES AFFECTED—258 Corbin place, west side, 611 ft. 9 in. south of Beach road, Block 7516, Lot 264, Borough of Brooklyn.

Laid over from December 18, 1956, to January 29, 1957, for inspection if necessary and decision; hearing closed.

725-56-BZ

APPLICANT—Samuel Miller, for Arcy Co., owner (Purchaser under Contract: Esso Standard Oil Co.).

SUBJECT—Application October 26, 1956—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a local retail use district a proposed gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles await-

ing service for a term of 15 years and part of a proposed curb cut within 75 ft. of a residence zone.

PREMISES AFFECTED—82-06 Astoria boulevard, southeast corner of 82nd street, Block 1094, Lot 1, Jackson Heights, Borough of Queens.

Laid over from December 18, 1956, to January 29, 1957, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 29, 1957, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 29, 1957, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

449-55-A

APPLICANT—Lama, Proskauer and Prober, for Marianna Luchesse, owner.

SUBJECT—Application June 6, 1955—Appeal from a decision of the borough superintendent—re exits and live loads.

PREMISES AFFECTED—72 Siegel street, south side, 100 ft. east of Manhattan avenue, Block 3096, Lot 9, Borough of Brooklyn.

74-46-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Numa Cherry, owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—change of use.

PREMISES AFFECTED—865-867 Grand street, north side, 175 ft. west of Olive street, Block 2922, Lot 42, Borough of Brooklyn.

641-50-A—Vol. II

APPLICANT—Simon B. Zelnik, for 130 East 58th Street Corp., owner (Fine Arts Theater Co., Inc., lessee).

SUBJECT—Application reopened October 9, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—commercial use in non-fireproof construction.

PREMISES AFFECTED—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue, Block 1312, Lot 62, 4th floor, Borough of Manhattan.

435-55-A

APPLICANT—John J. Tricarico, for Marie Wilson, owner.

SUBJECT—Application May 31, 1955—filed pursuant to Sec. 310 of the M.D.L. for variation of sec. 183 and 172 of the M.D.L. re minimum dimension of yard.

PREMISES AFFECTED—371 Waverly avenue, east side, 80 ft. north of Greene avenue, Block 1945, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 13, 1957, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 18, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

810-26-BZ—Vol. IV

APPLICANT—H. M. Karson, for Duncan-Church Co., Inc., owner.

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SUBJECT—Application reopened December 18, 1956 and restored to docket, previously dismissed—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use district extension of the business use (light manufacturing, glass products and toys, offices, ironing,

pressing, caretaker's apartment) in a residence use district.

PREMISES AFFECTED—2376 McDonald avenue, west side, 96 ft. 2 $\frac{5}{8}$ in. north of Village Road South, Block 7146, Lot 49, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 18, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 4, 1956, were approved as printed in the Bulletin of December 11, 1956, Vol. 41, No. 50.

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application reopened June 5, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs, with hand tools only, office and sale of auto accessories, within 75 ft. of residence use district.

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Paul M. Cutrano, Elizabeth Cutrano, Abe Schmier and Anna Caruso.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M., for further inspection and decision; hearing previously closed.

825-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for K.B.S. Realty Corp., owner.

SUBJECT—Application reopened June 19, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of a gasoline service station, auto washing, lubrication, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars.

PREMISES AFFECTED—1950 Bronxdale avenue and 1951-1961 Barnes avenue, northwest corner and 780-792 Neill avenue, Block 4261, Lot 60, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Louis Perlman, Albert Falini, John Cabezi and Sidney Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M. for inspection and decision; hearing closed.

339-33-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Ottnas Realty Inc., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, car washing (non-automatic), office, sale and storage of auto accessories, parking of cars awaiting service.

PREMISES AFFECTED—28-14 to 28-20 21st street and 14-51 to 14-59 29th avenue, northwest corner, Block 538, Lot 46, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M. for report from the Department of Parks as to status of development; and for decision; hearing previously closed.

578-42-BZ—Vol. III

APPLICANT—Maxfield Blaubeux, for LaPonzina Associates, Inc., owner (Ridgeway Automotive Service and Carvel Stores, Inc., lessees).

SUBJECT—Application reopened April 24, 1956 at Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, proposed use of motor vehicle repair shop and non storage garage for more than 5 motor vehicles and office; also retail store and parking of more than 5 motor vehicles for patrons and employees.

PREMISES AFFECTED—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway; 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway, Block 5771, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Opposition: Thomas A. De Nicola.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M. at the request of an objector.

819-47-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E area, class 1 height district, the erection of a 16 story office building,

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to contain offices, stores and garage for more than 5 cars, to exceed the height limit, without the required setback and extending from the retail into the residence use district.

PREMISES AFFECTED—118-21 Queens boulevard, northwest corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M. for inspection, if necessary, and decision; hearing closed.

537-56-A

APPLICANT—Charles I. Goldman, for Pickman Realty Corp., owner.

SUBJECT—Application June 20, 1956—Appeal from a decision of the borough superintendent, re proposed ground sign—review of borough superintendent's decision re zoning matter.

PREMISES AFFECTED—118-21 Queens boulevard, northeast corner of 78th avenue, Block 2270, Lot 13, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M., for inspection, if necessary, and decision; hearing closed.

683-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Foster Newkirk Stores, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking of patrons cars on the open portion of the plot.

PREMISES AFFECTED—1875-1925 Nostrand avenue and 3001-3013 Foster avenue, northeast corner and 3002-3014 Newkirk avenue, Block 4964, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M. for inspection and decision; hearing closed.

4-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Bridgemont Corp., owner.

SUBJECT—Application reopened October 30, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, parking and storage of more than 5 motor vehicles, office, car wash, lubricatorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont avenue, northeast corner of St. Raymonds avenue and Williamsbridge road and St. Raymonds avenue, southeast corner, Block 4076, Lot 18 and part of Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Thomas K. Mahlon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M., for notice; applicant to notify affected owners by regular mail of adjournment.

192-53-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for Jack Brause and Peter I. Feinberg, owners.

SUBJECT—Application June 14, 1956, decision of the borough superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, accessory car washing and parking of cars awaiting service.

PREMISES AFFECTED—1102-1110 Metcalf avenue and 1661-1669 Watson avenue, northeast corner, Block 3747, Lot 88, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A. M. for further inspection and decision; hearing previously closed.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A. M., pending determination of acquisition of site by the City for a housing development; hearing previously closed.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application April 20, 1955—Appeal from a decision of the borough superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancy street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred D. Dahlem.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A.M. pending determination of aquisition of site by the City for a housing development; hearing previously closed.

787-55-BZ

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., owner.

SUBJECT—Application October 5, 1955—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district,

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the erection and maintenance of a gasoline service station, lubritorium, car repairs, car washing, office, sales area, utility room, and parking for more than 5 motor vehicles. PREMISES AFFECTED—160-168 Ridge street and 339 East Houston street, southeast corner, Block 345, Lots 44 and 48, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Irving Kerner.

For Opposition: Barnett, August, Harry M. Onie and Lewis Glusman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M. for inspection and decision; hearing closed.

795-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M., for applicant to file a letter as to the proposed uses and also to report on the adjoining plot No. 18, in the same ownership, which was subject to a variance under Cal. No. 350-47-A; and for decision; hearing previously closed.

8-56-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application January 9, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail and residence use district, the proposed parking of motor vehicles.

PREMISES AFFECTED—161-30 122nd avenue and 122-01 to 122-17 161st place, southeast corner, Block 12256, Lots 12, 16 and 19, Baisley Park, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Arthur Miller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957 at 10 A.M., for inspection and decision; hearing closed.

50-56-BZ

APPLICANT—Burke, Green and Groh, for Alexander Eisenberg, owner.

SUBJECT—Application January 27, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, curb cuts, business entrances, signs and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Morris B. Kurlaier.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M., for further consideration and decision; hearing previously closed.

140-56-BZ

APPLICANT—Maxfield Blaubeux, for Kinos Realty Corp., owner (Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application February 28, 1956—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail and residence use district, the proposed parking for motor vehicles, accessory to an existing super market, extending from local retail portion of plot to residence portion of plot.

PREMISES AFFECTED—99-02 to 99-22 Astoria boulevard, south side, from 99th to 100th streets, 27-01 to 27-19 99th street and 28-02 to 28-10 100th street, Block 1379, Lot 45, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Opposition: Leonard Grant, Jr., Thomas J. Reynolds and John A. Noone.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M., for inspection and decision; hearing closed.

146-56-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Rothenberg, owner.

SUBJECT—Application February 29, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the enclosure of an existing terrace constituting a further encroachment within the 15 ft. wide side yard required by Art. IV, sec. 15a of the zoning resolution.

PREMISES AFFECTED—258 Corbin place, west side, 611 ft. 9 in. south of Beach road, Block 7516, Lot 264, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Louis Rothenberg and Rose Rothenberg.

For Opposition: Samuel Rubin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M., for inspection if necessary and decision; hearing closed.

234-56-BZ

APPLICANT—Charles M. Spindler, for Henry Silberlicht, Leo A. Tallering and Murray Spiegel, owners.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed reconstruction of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, with curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957 at 10 A.M., for applicant to give further study to reducing use and for new design of the accessory building; hearing previously closed.

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327-56-BZ

APPLICANT—Charles M. Spindler, for Frank Antun, owner.

SUBJECT—Application May 2, 1956—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking of cars for patrons and employees of a restaurant.

PREMISES AFFECTED—219-14 97th avenue and 97-02 to 97-10 220th street, southwest corner, Block 10784, Lots 27 and 30, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: John J. Carlin, Elizabeth A. Cook, Dorothy Pecchinenda, Mary Anselmo and Joseph Ingrassia.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M., for inspection and decision; hearing closed.

362-56-BZ

APPLICANT—James E. Vassalotti, for Rosary Realty Corp., owner.

SUBJECT—Application May 11, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—2231-2243 West 8th street and 638-648 Sheepshead Bay road, Block 7279, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, David Elkin and Sidney Schweitzer.

For Opposition: Herbert D. Feinberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M., for inspection and decision; hearing closed.

493-56-BZ

APPLICANT—James E. Vassalotti, for 8769 23rd Avenue Realty Corp., owner.

SUBJECT—Application July 10, 1956—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and store, minor auto repairs, parking and storage of motor vehicles; show window and sign within 75 ft. of residence use district.

PREMISES AFFECTED—2301-2311 Bath avenue and 8767-8775 23rd avenue, southeast corner, Block 6873, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis A. Brevetti, Frank De Rosa, Josephine Gurrer, Mrs. Max Sommer, Canilla Di Rosa, Nunzio Diamante, August Abbondanza, Marie and Guerino Capo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M., for inspection and decision; hearing closed.

543-56-BZ

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application July 23, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district,

the change in occupancy from store to manufacturing of auto seat covers.

PREMISES AFFECTED—6709, 6711 and 6713 5th avenue, east side, 63 ft. $\frac{1}{2}$ in., and 101 ft. $\frac{1}{2}$ in. south of 67th street, Block 5856, Lots 18-20 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Opposition: Hilga Karlsen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 10 A.M., for consideration and decision by the Board; hearing closed.

571-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Lazarus Rosenberg, owner.

SUBJECT—Application August 17, 1956—(decision of the borough superintendent) under sections 7f, 7i 7e and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of a gasoline service station, office and sales, lubritorium, minor repairs and high speed auto laundry; also the erection of a factory on the same plot, occupying more than the permitted coverage.

PREMISES AFFECTED—557-569 7th avenue, 373-393 20th street, northeast corner and 360-386 19th street, Block 887, Lots 1, 18 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis L. Rosenberg.

For Opposition: Charlotte E. Spletzer, Saverio Del Gatto and Edward Hoffman for Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M. for inspection and decision; hearing closed.

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application September 4, 1956—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic) minor motor vehicle repairs (hand tools only).

PREMISES AFFECTED—3106-3116 Voorhies avenue and 2702-2712 Knapp street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M. for inspection and decision; hearing previously closed.

636-56-BZ

APPLICANT—A. H. Salkowitz, for Queensview Holding Corp., owner.

SUBJECT—Application September 26, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the change in occupancy of two 1 family dwellings to 2 family occupancy.

PREMISES AFFECTED—145-31 14th avenue, northeast corner of 145th place, 145-15 14th avenue, northwest corner of 145th place, Block 4463, Lots 19 and 20, Whitestone, Borough of Queens.

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APPEARANCES—

For Applicant: Peter Gray and Frank Vitale.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M., awaiting statement from applicant of list of two-family houses in area of notification, whether legal or illegal, also for inspection and decision.

725-56-BZ

APPLICANT—Samuel Miller, for Arcy Co., owner (Purchaser under Contract: Esso Standard Oil Co.).

SUBJECT—Application October 26, 1956—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, a proposed gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years and part of a proposed curb cut within 75 ft. of a residence zone.

PREMISES AFFECTED—82-06 Astoria boulevard, southeast corner of 82nd street, Block 1094, Lot 1, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch, Murray Stockman and J. I. Isaacs.

For Opposition: Louis C. Moser.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 10 A.M., for inspection and decision; hearing closed.

572-31-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, lessee, for Margaret Watson, owner.

SUBJECT—Application reopened November 27, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than 5 motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue, Block 12168, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

Negative 0

THE RESOLUTION—

WHEREAS, on March 18, 1932, this application, under Vol. I, was denied by the Board under sections 7c and 21 of the zoning resolution, for the erection and maintenance of a gasoline service station, partly in an unrestricted use district and partly in a business use district; and

WHEREAS, this action of the Board was reversed by the Court, the variation granted and the application remitted to the Board for imposition of appropriate conditions and safeguards as required by section 7 of the zoning resolution; and

WHEREAS, this application was granted by the Board under Vol. I on July 5, 1933, on certain conditions; and

WHEREAS, on June 15, 1954, under Vol. II, the resolution was amended under sections 7c and 7i of the zoning resolution, permitting in residence and business use districts, the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles; and

WHEREAS, the resolution was further amended on December 14, 1954; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on November 27, 1956, and set for hearing on December 18, 1956 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, in view of the expiration of the time to complete on June 15, 1955; and

WHEREAS, a public hearing was held on this application on December 18, 1956, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 26, 1956, acting on Alt. Applic. 624-53, reads:

"1. Proposed extension of a gasoline service station located partly in a Business use and partly in a Residence use district to include garage for more than five (5) cars, auto laundry, auto repairs, welding parts and additional gasoline pumps, parking and lubrication, is contrary to the resolution of the Board of Standards & Appeals, Cal. No. 572-31-BZ and contrary to Art. 2 Sec. 3 & 4a of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 5, 1933, as thereafter amended by resolutions adopted through June 15, 1954 and December 14, 1954, only so far as it has reference to the time within which to complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

66-38-BZ—Vol. I

APPLICANT—First Leasing Corp., owner.

SUBJECT—Application reopened November 27, 1956 for consideration as to extension of term of variance—expired November 8, 1955—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution permitting in a local retail use district, the change of location of curb cut for reduced parking lot.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Saul Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Term of variance extended. Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated October 16, 1956, on Parking Lot Application 1979-56, reads:

"1. Board of Standards and Appeals variance, BSA66-38-BZ, permitted use as parking lot for five (5) years from November 8, 1950. This variance was amended on June 22, 1954 to permit parking on only

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northerly section of lot. The term of the variance was not extended at that time. Therefore the five year period permitting parking expired November 8, 1955."

and

WHEREAS, the decision of the borough superintendent, acting on Alt. App. 1727/56, dated December 14, 1956, reads:

"1. A parking lot for more than 5 motor vehicles and attendant's shelter located in a Local Retail Use District, is contrary to Art. II, Para. 4c Zoning Resolution."

WHEREAS, the Board, on November 9, 1938, acting under Section 7h of the zoning resolution, granted a variance for a term of two years to permit Lot 1, fronting 192 ft. 11 in. on Avenue of the Americas (6th) to be used for transient parking of more than five motor vehicles, in a business use district; and

WHEREAS, the term of this variance was extended by the Board, the last variance granted November 8, 1950, for a term of five years to expire November 8, 1955, the premises then being in a local retail use district by reason of an amendment to the use district map July 12, 1945; and

WHEREAS, on June 22, 1954, the term of the Board's resolution were amended so as to permit the continuance of the parking use on the northerly end of the plot and to permit a new curb cut to Washington Place, and that the southerly portion of the plot formerly permitted for parking be discontinued in view of the proposed construction of a bank building thereon; and

WHEREAS, the applicant requested reopening of the application and amendment of the resolution to consider a new curb cut on the reduced parking area and an extension of the term of the variance; and

WHEREAS, this application was reopened February 25, 1955, to consider such request for amendment; and

WHEREAS, on March 15, 1955, the Board affirmed the resolution adopted June 22, 1954, including permission for a curb cut as indicated on plans previously submitted; and

WHEREAS, under date of November 8, 1956, the applicant requested reopening of this application for the purpose of considering an extension of the term of the variance; and

WHEREAS, this application was reopened by a vote of the Board November 27, 1956, to consider an extension of the term of the variance; and

WHEREAS, a public hearing was held on this application for extension of the term of the variance on December 18, 1956, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions adopted by the Board on November 9, 1938, as thereafter amended by resolutions adopted through March 15, 1955, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted under section 7h for a term of five years from the date of this amended resolution, to permit the parking and storage of motor vehicles of the pleasure car type only, * * * that other than as herein amended, the resolution adopted on November 9, 1938, as thereafter amended shall be complied with; and that a certificate of occupancy shall be obtained" (Alt. 208/54; Parking Lot App. 1979/56; Alt. 2065/48; Alt. 1727/56; decision of 12/14/56).

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened July 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a residence use district proposed parking and storage of motor vehicles and sale of new and used cars.

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 6, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on November 20, 1956 after due notice by publication in the Bulletin; laid over to December 18, 1956, for applicant to file plans showing portions of plot proposed to be set aside for the sale of cars and the balance for parking; and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 28th street are in a residence use, C area, class 1¼ height district; Beverly road is in residence and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 17, 1955 acting on Alt. Applic. 2290-55, reads:

"1. The proposed parking and storage of motor vehicles and sale of new & used cars (pleasure cars) in a residence use district is contrary to Art. II Sec. 3 of Zoning Resolution. Note: See Board of Standards & Appeals Res. Number Cal. 338-49-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 99 ft. 4¼ in. frontage by 80 ft. 7¼ in. in depth, presently vacant; that it is proposed to permit parking and storage of motor vehicles and sale of new and used cars; and

WHEREAS, the applicant states that the premises were subject to the resolution of the Board under Cal. No. 338-49-BZ, granted on condition on September 13, 1949 under section 7h of the zoning resolution, to permit the sale and display of more than five motor vehicles, new and used, for a term of two years; that at the time of the granting of the variance the premises was used in conjunction with a Ford new car agency repair shop and garage located on the southwest corner of Beverly road and East 28th street opposite these premises; that the business failure of the repair shop in 1955 caused the termination of the use of both garage and the parking lot by the former tenant; and

WHEREAS, the applicant contends that the subject premises was occupied substantially in accordance with the resolution of the Board; that a dilapidated frame dwelling alleged to have been on the premises in the prior resolution of the Board was removed and the premises was leveled to grade and a 6 ft. high wire fence constructed along the lot lines and building lines; that there is one 12 ft. opening in the fence on to East 28th street; that it is proposed to occupy the premises for a limited term; that there is no present economic demand for development of the premises with a conforming use; that the owner has had the premises available for sale during the two year period that it was vacant and unused, but received no reasonable offer to purchase; and

WHEREAS, the applicant further contends that the neighborhood is heavily developed and there has been only a very limited amount of new construction in the past fifteen years; that the high cost of new residential construction and the limited rentals and sale value in this neighborhood makes improvement with a conforming use uneconomic at this time; that the maintenance of the lot as proposed will permit the possibility of future development with a conforming use if a change in the neighborhood occurs and it

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will also prevent the lot from becoming a dangerous, unattended playground and trash depositing area; that there is an urgent need for parking in this neighborhood, which was developed without provision for accessory parking; that this is a heavily trafficked area and the recent street parking restrictions have created an additional need; that only one curb cut, as previously granted by the Board, is proposed for this large plot; that the parking will be mostly non-transient in nature; and

WHEREAS, the applicant states that the present owner has held title to the property since October 20, 1946 and that the assessed valuation of land is \$7,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the applicant has filed revised plans; the committee recommended that the application should be granted under certain condition; it having been granted in 1949 for the previous use.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 13, 1949, to permit for a term of five years, the use of the premises as now proposed for parking and storage of motor vehicles of the pleasure car type and for the sale of used cars on the portion of the premises as indicated on revised plans marked "Received December 3, 1956" (one sheet), at the corner of Beverly Road and East 28th street, for a space not exceeding 25 ft. by 40 ft.; that the premises shall be leveled substantially to the grade of Beverly Road and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior lot lines suitable fences; that where fencing does not exist in substantial construction there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that curb cuts shall be restricted to two curb cuts, one to East 28th street and one to Beverly Road, where shown on plans filed with this application marked "Received June 22, 1955" (2 sheets), and "October 23, 1956" (one sheet), as amended by revised plans marked "Received December 3, 1956" (one sheet); that proper bumpers shall be maintained against the fences for the protection thereof; that lights for illumination at night shall be maintained on standards with metal reflectors so arranged as to reflect away from the adjoining residences opposite; that signs shall be restricted to a sign at each entrance advertising the parking and storage use and the rates charged and such other information as shall be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this amended resolution.

916-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Carbisiero, owners.

SUBJECT—Application November 17, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on second floor, to restaurant bar and grill, cabaret, banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-82 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Applicant granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1956 after due notice by publication in the Bulletin; laid over to December 18, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 21st street are in a residence use, D area, class 1 height district; 24th avenue is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1955 acting on Alt. Applic. 1640-55, reads:

"1. The proposed partial demolition, reconstruction and extension of use of an existing restaurant, bar & grill, cabaret, banquet and meeting rooms and one family dwelling on second floor to Restaurant, bar & grill, cabaret, banquet & meeting rooms and brides waiting rooms on second floor in a plot located within a residence use district is contrary to Article II Sec. 3 of the Zoning Resolution.

2. Proposed extensions exceed the allowable area coverage permitted in a D area district and is contrary to Art. II Sect. 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 129.71 ft. in depth, irregular, presently developed with a frame building, partly two stories in height, having an irregular frontage of 99.20 ft. and a depth of 104.03 ft.; that the first recorded permit for part of these buildings was under Alt. Applic. No. 402-08 wherein the occupancy was established as a hotel and bowling alley; that the building was altered under Alt. Applic. No. 496-1911 to extend the second floor, and Alt. Applic. No. 557-1911 to erect a storm shed; that under Alt. Applic. No. 18-1936 the use of the building was established as first floor—bar, dining room and dancing; second floor—one family dwelling; that under Misc. No. 2240-39 the first floor occupancy was established as bar, dining and dancing room and open garden restaurant and one family on the second floor; that the plans attached to said permit indicate a building the same size as shown on existing conditions submitted with this application; that public assembly permit No. 318-44 was issued March 10, 1944 showing the first floor use as restaurant, bar and grill, cabaret, banquet and meeting rooms, with a total occupancy of 530 persons; that no certificates of occupancy were ever issued; that the site is also developed with a 24.70 ft. by 9.55 ft. brick refreshment stand reconstructed under Alt. No. 1420-1952; that the rear frame storage building having a frontage of 25.19 ft. and a depth of 15.45 ft. was erected without a permit and violation No. 3929 was issued in 1954 for said building; that these two buildings are to be removed; and

WHEREAS, the applicant states that it is proposed to alter the present frame building and also erect three extensions of class 3 construction, but having fireproof roofs consisting of 2 in. concrete planks; that the northerly extension, with a frontage of 60 ft. on 21st street and a depth of 96 ft., will be completely isolated from the present frame building with a concrete block fire wall and fireproof, self-closing doors and will be used as a restaurant, meeting and banquet room and kitchen; that the westerly extension, with a frontage of 18 ft. and a depth of 10 ft., will be used as a hand stand and will be completely open to the present restaurant; that the southerly extension will have a frontage of 53.60 ft. on 24th avenue and a depth of 45.44 ft. and will be used as a cabaret, meeting and banquet room; and

WHEREAS, the applicant contends that it is only proposed that the present legal use of restaurant, bar and grill, cabaret,

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banquet and meeting room will be extended to the open areas of the present site on the first floor, and the second floor will be used for brides' waiting rooms; that the first floor will have a total occupancy of 750 persons and the second floor, 10 persons; that inasmuch as the same present legal use is only being extended, the community will not be affected and the heretofore legal open air dining areas will be contained within buildings, thereby improving conditions for the community; that the present site has an area of 15,565 sq. ft., and after demolishing those parts of the building at the northerly part of the site, the present 9.55 ft. by 24.70 ft. refreshment stand and the 25 ft. by 15.45 ft. storage building, the open area will be 9,205 sq. ft.; that the permissible coverage of said area is 5,813 sq. ft. and as the proposed extensions total 7,083 sq. ft., the excess coverage equals 1,270 sq. ft.; that the site is adjoined to the north by lot No. 15 which has a three and one story brick building erected directly on the lot line; that to the northeast the site is adjoined by lot No. 18 which has a frame shed and concrete block garage directly on the lot line and to the east by lot No. 7, which is also built directly on the lot line; that the site is almost completely enclosed by the walls of the adjoining buildings so that the leaving of greater open areas on the site would not benefit the block or said adjoining lots; that the proposed alteration will leave a 4 ft. wide court to the north and the northeast, which is ample for light and ventilation for the building in question; and

WHEREAS, the applicant states that the present owner was held title to lot 12 since January 30, 1936 and to lot 14 since July 1, 1953; that the assessed valuation of land is \$18,700 and of the buildings \$8,500 making a total of \$27,200; that the buildings were erected in 1908; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 7c as to use and Section 21 as to extension of area, to permit the reconstruction and alteration of the existing premises so as to permit the continuance of the use with the alterations as proposed and as shown on plans filed with this application marked "Received November 17, 1955", 12 sheets, on condition that all openings, toward the rear and side lot line on exit passage shown, except doors for exit purposes, shall be filled with glass blocks approved for exterior walls; that the exit doors shall normally be kept closed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted under Cal. No. 917-55-A; that the passageway to 21st street shall be maintained and paved to the satisfaction of the borough superintendent; and that the building shall not be increased in height or area beyond what is now shown.

917-55-A

APPLICANT—Lama, Proskauer and Prober, for Mary Marano and Richard Corbisiero, owners.

SUBJECT—Application November 17, 1955—Appeal from a decision of the borough superintendent—reframe building, business use.

PREMISES AFFECTED—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated November 9, 1955, on Alt. App. 1640/55 reads:

"3. The extension of a frame bldg. used for business purposes is contrary to Secs. 4.2.3 and 4.2.1 B. C."

and

WHEREAS, the applicant states the building is 1 and 2 stories, 14 and 22 ft. in height, 99.20 ft. front by 1203.03 ft. in depth at street level, 21 ft. front by 62 ft. in depth at 2nd floor level, of Class 4 construction, erected in 1908 on a lot 125 ft. front by 129.71 ft. irregular in depth, in a residence use, D area, Class 1 height district; used and occupied since 1936: cellar—boilerroom, storage and refrigerator; 1st floor—restaurant, bar and grill, cabaret, banquet and meeting rooms, 530 persons; 2nd floor—waiting rooms, 10 persons; proposed to be increased in area at the first floor to 99.20 ft. front by 125.71 ft. irregular in depth in Class 3 construction and used as follows: cellar—boiler room, storage and refrigerator; 1st floor—restaurant, bar and grill, cabaret, banquet and meeting rooms, 750 persons; 2nd floor—waiting rooms, 10 persons; that the building is provided with two interior 3 ft. wide stairs of steel and wood construction, enclosed in masonry and fire retarded partitions, equipped with fireproof, self-closing doors; and

WHEREAS, Violation No. 3929/54 was issued March 15, 1955, for erecting a frame shed without approval; and

WHEREAS, the applicant states the premises are developed with a frame building, partly two stories in height with a frontage of 99.20 ft. and a depth of 104.03 ft.; that the occupancy was established under Alt. 402/08 as a hotel and bowling alley; that the building was altered under Alt. App. 496/11 to extend the 2nd floor, and under Alt. App. 557/11 to erect a storm shed; that under Alt. 18/36 the use of the building was established as 1st floor—bar, dining room and dancing; 2nd floor—one family dwelling; that under Misc. App. 2240/39 the 1st floor use was established as bar, dining and dancing room and open garden restaurant and one family on the 2nd floor; that Public Assembly Permit No. 318 was issued March 10, 1944, showing the 1st floor use as Restaurant, Bar and Grill, Cabaret, Banquet and Meeting rooms with a total occupancy of 530 persons; that no certificate of occupancy was ever issued; that there is also on the site of 24.70 ft. by 9.55 ft. brick refreshment stand, reconstructed under Alt. App. 1420/52; that the rear frame storage shed having a frontage of 25.19 ft. and a depth of 15.45 ft. was erected without a permit and Violation No. 3929 was issued for such building; that both the brick refreshment stand and the frame storage shed will be removed; and

WHEREAS, the applicant states it is proposed to alter the existing frame building and erect three Class 3 extensions with fireproof roofs, consisting of 2 in. concrete planks; that the northerly extension having a frontage of 60 ft. on 21st st. and a depth of 96 ft. will be isolated from the existing frame building with a concrete block fire wall, equipped with fireproof self-closing doors and be used as a restaurant, meeting and banquet rooms and kitchen, that the westerly extension having a frontage of 18 ft. and a depth of 10 ft. will be used as a Band Stand and be completely open to present restaurant; that the southerly extension will have a frontage of 53.60 ft. on 24th Avenue and a depth of 45.44 ft. and be used as a cabaret, meeting and banquet room; that it is also proposed that the present legal use of restaurant, bar and grill, cabaret, banquet and meeting rooms be extended to the open areas of site on the first

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floor level, and that the 2nd floor will be used for brides' waiting rooms; that the first floor will have a total occupancy of 750 persons and the 2nd floor, 10 persons; and

WHEREAS, the applicant contends that although the existing building is frame all the new extensions will be of Class III construction with fireproof roofs; that the westerly extension will be isolated from the frame building by a fire wall, equipped with fireproof self-closing doors and will not constitute an extension to a frame building; that the westerly extension to be used as a band stand will also be of fireproof construction with fireproof roof, consisting of 2 in. concrete plank, so that although it will extend a frame building, it will provide a better condition than if the entire project were conforming, since a wood beam roof would be acceptable; that the easterly extension will be of Class III construction with fireproof roof consisting of 2 in. concrete planks and the frame wall abutting on the west will be fire retarded and the frame wall abutting on the north will consist of folding partitions so that the proposed extension will be of better construction than if project were new, in which event wood roof beams would be acceptable in lieu of the fireproof roof proposed; that the conversion of the 2nd floor, which is only 21 ft. by 62 ft. in area, for use as a brides' waiting room with a combined occupancy of ten persons will have all its partitions enclosing existing stairs fire-retarded and in addition a new 3 ft. wide steel stair, fireproof enclosed, will be installed leading direct to street; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted under certain conditions.

Resolved, that the decision of the borough superintendent, dated November 9, 1955, acting on Alt. App. 1640-55; Objection No. 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted this day under Cal. No. 916-55-BZ shall be complied with; that the new construction as proposed shall be of class 3 construction; that there shall be no extension of the frame building; that such frame building now legally in use and as proposed to be retained may be continued and connected to proposed construction as shown.

247-56-BZ

APPLICANT—J. Berman, for John and Irene Steven, owners.

SUBJECT—Application March 21, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing uses of baseball field, miniature golf and refreshment building, to include club house and golf driving range.

PREMISES AFFECTED—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Berman, Irene Steven and John Steven.

For Opposition: Harold Kieval.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1956 after due notice by publication in the Bulletin; laid over to December 18, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 160th avenue and 161st avenue are in business and residence use, D and G-1 area, class ½ height districts; Cross Bay boulevard is in a business use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 24, 1956 acting on Alt. Applic. 77-56, reads:

"1. Proposed use of premises located partly in a residence use district as a club house, golf driving range and parking area for more than 5 patrons' cars is contrary to Article II, Sec. 3 of Zoning Resolution.

"2. Area district zoning is incorrect, premises is located partly in a G-1 district."

and

WHEREAS, the applicant states that the premises consist of a plot, 465 ft. frontage by 817 ft. in depth, on which is now located a baseball field, miniature golf, and a refreshment building; and

WHEREAS, the applicant states that the use was changed from undetermined to residential, effective May 15, 1941; that the area was changed from an F district a G-1 district effective July 22, 1954, and the height designation was changed from class 1 to class ½ effective July 22, 1954; and

WHEREAS, the applicant states that the property in question was recently acquired from the City of New York, and being of a marsh land nature, the land has been filled in thus eliminating a nesting place for vermin, etc.; and

WHEREAS, the applicant states that it is proposed to extend the operation of the now existing miniature golf and batting range thus increasing the revenue so as to make this venture a profitable one; that by filling in this area the infestation of mosquitoes and other insects has been minimized; that the entire area will be enclosed with a chain link wire fence 20 ft. in height and the grounds will be graded and seeded, thus enhancing the esthetic appearance for adjoining properties; that no building of any nature will be installed in the residential area and its sole use will be that of a golf driving range; that the present ball field, miniature golf and refreshment building are now located in a business district, zone D, and certificate of occupancy No. Q-80685 dated April 7, 1952 was issued for such use; that the new club house will also be located in this business area, zone D; and

WHEREAS, the applicant contends that the proposed golf driving range will be of benefit rather than a detriment to this area and it is therefore requested that the Board grant favorable consideration to this appeal so that the necessary certificates can be obtained; and

WHEREAS, the applicant states that the present owner has held title to the property since October 1955 and July 1951; that the assessed valuation of land is \$35,000 and of the buildings \$15,000 making a total of \$50,000; that the buildings were erected in December, 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 77-56, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

255-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert Jacoby and Sidney Jacoby, owners.

SUBJECT—Application March 29, 1956—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, parking and storage of

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motor vehicles, show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Conolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1956 after due notice by publication in the Bulletin; laid over to December 18, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 165th street and Amsterdam avenue are in residence and business use B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1956 acting on N.B. Applic. 20-56, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs, storage room, office and sales and parking and storage of motor vehicles on open portion of lot, located partially within a Residence Use District and partly within a Business Use District is contrary to Art. II, PP. 3 and PP. 4, Zoning Resolution.

2. Proposed show window and sign located within 75 feet of a Residence Use District is contrary to PP. 7-A, Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 175 ft. in depth, irregular, presently developed with several buildings, one and three stories in height, of class 3 and class 4 construction, now occupied as stores, offices and dwellings; that department of buildings records show that on lot No. 43 an application was filed under N.B. 67-1908 to erect a one story building of class 3 construction for use as a store; that in 1908 on the same lot No. 43 an application was filed under N.B. 480-1908 to erect a one story building of class 3 construction for use as a theatre; that in 1914, on the same lot, an application was filed under Alt. 1738-1914 to alter the buildings and enlarge the theatre; that on lot No. 45 an application was filed under N.B. 405, 1883 to erect a three story building of class 4 construction for use as three family and store and that this building was further altered in 1909 and 1914; that in 1932 under Applic. No. 1423-1932 the use of the building was changed to store, office and one family; that no certificate of occupancy was ever issued on any of these buildings; that the premises are presently being used for stores, office and one family dwelling; and

WHEREAS, the applicant states that it is now proposed to demolish the present outmoded buildings and secure a variance for a period of fifteen years in order to erect a modern gasoline service station consisting of ten 550 gallon buried gasoline tanks and four approved type gasoline pumps; that the contemplated accessory building will be one story in height, of class 3 construction, with a frontage of 62 ft., a depth of 34 ft. and contain the conjunctive uses of lubritorium, minor auto repairs, car wash, storage room, office and sales; that the open portion of the plot, not proposed to be used for the gas station, will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the upper floors of the present corner building and one store on the site are now vacant and the theatre on the site has outlived its usefulness and is now being used as a plumbing supply house;

that there are many other vacant stores within the affected area so that there is no economic demand for the erection of additional stores; that the land is very high in assessed value so that it is mandatory that the owner develop this site as proposed in order that he may receive an equitable return on his investment and thereby retain ownership of the site; that adjoining the site on lot 20 there is a non-conforming use of post office, so that the application of the zoning law which leaves within the block 2123, lot 17 of site the only residence use portion of the entire block, and as such has rendered this site useless and inflicted a serious hardship upon the owner; that the building as contemplated is modern in design and will do much to enhance the appearance of the entire area which consists mainly of four to six story walk-up, old law tenements; that the proposal will furnish permanent light and ventilation to adjoining properties as it only occupies approximately 13% of the area of the site; that the gasoline pumps as proposed, set 15 ft. in back of the Amsterdam avenue building line will protect pedestrian travel and keep the cars being serviced off the sidewalk; that the large parking area as proposed will help to alleviate the acute parking situation in this area; that the show windows and signs within 75 ft. of the residence use district cannot affect the residence use district as said sign and show windows are set 38 ft. in back of the West 162nd street building line; and

WHEREAS, the applicant states that the present owner has held title to the property since June 30, 1955; that the assessed valuation of land is \$71,000 and of the buildings \$6,000 making a total of \$77,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions.

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision of of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the occupancy of the premises as proposed as a gasoline service station and accessory uses and parking of motor vehicles in the westerly portion of the site *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of Amsterdam Avenue and 165th street and shall be constructed and arranged substantially as indicated on plans filed with this application marked "Received March 29, 1956", 4 sheets, and "November 7, 1956", one sheet; that the accessory building shall be of the arrangement and design as indicated on such plans and shall be faced with face brick on all sides, except to the north; that there shall be no cellar under the accessory building; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of Amsterdam Avenue; that the number of gasoline storage tanks shall not exceed the ten (10) 550 gallon approved tanks; that along West 165th street, at a point commencing approximately 50 ft. from the intersection of West 165th street and Amsterdam Avenue there shall be erected a masonry wall consisting of a masonry base not less than 2 ft. in height and a steel picket fence to a total height of not less than 5 ft. 6 in. with suitable masonry terminating post; that such fence-wall shall be returned northerly as shown and from that point to the rear line there shall be a woven wire fence not less than 5 ft. 6 in. in height; that a similar woven wire fence shall be erected on a retaining wall at the north lot line and this retaining wall shall be constructed at the expense of this owner; that a facing wall shall be constructed from the accessory building along the northerly lot line to Amsterdam Avenue against the adjoining building on Lot No. 42; that the premises where not occupied by the accessory building and pumps shall be paved, as to the gasoline selling area, with concrete or asphaltic pavement; that the

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rear portion proposed to be used as a parking area shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that suitable bumpers shall be maintained a proper distance away from the fences for protection thereto; that the rear portion may be occupied under Section 7h for a similar term for parking and storage; that under Section 7i there may be minor repairing with hand tools only carried on in the accessory building only for adjustments; that under Section 7A any show window or curb cuts deemed not in accordance therewith are hereby granted for a similar term; that curb cuts shall be restricted to two curb cuts to Amsterdam Avenue each not over 30 ft. in width, with no portion of any curb cut nearer than five feet to a lot line as prolonged; that to West 165th street there may be a curb cut 20 ft. in width within the first 25 ft. from the intersection; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of West 165th street and Amsterdam Avenue of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that at the intersection there shall be erected a block of concrete extending for a distance of not less than 5 ft. from the intersection along either building line not less than 12 in. in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

263-56-BZ

APPLICANT—Charles A. Buckley, Jr., for A. Paul Toschi, owner.

SUBJECT—Application April 9, 1956—re (decision of the the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3409-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 30, 1956, for inspection and decision; hearing closed; then to November 20, 1956, for applicant to file revised plans showing grades and treatment; then to December 11, 1956, for further inspection in view of the revised plans filed; then to December 18, 1956, for applicant to file revised plans showing ingress from Boston road; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Boston road are in a business use, C area, class 1 height district; Eastchester road is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 14, 1956 acting on N.B. Applic. 6-56, reads:

"1. In a business district the proposed gasoline service station, lubritorium, car washing, car repair, sales area, utility room and parking of patrons cars is contrary to Sect. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.01 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect a modern gasoline service station; and

WHEREAS, the applicant states that the present owner purchased the site in question from the City of New York for the sum of \$42,000, said property having been taken for tax deficiencies; that the property is slightly below grade and prior to the present owner's acquisition it was utilized by tenants for the sale of Christmas trees in winter and melons in warmer weather; that it was also used as a general neighborhood dump which evoked protests from the neighboring owners; that there is no gas station on any other corner at this intersection, the other corners being occupied by a used car lot, a bar and grill and a drive-in; and

WHEREAS, the applicant contends that Boston road and Eastchester road are two of the principal traffic arteries in The Bronx; that both roads are highly developed for business purposes and serve a large volume of commercial traffic, Boston road in particular being a heavy trucking route; that Eastchester road carries a large volume of traffic between Westchester Square section and White Plains road; that adjoining the property on Boston road is a vacant lot and on Eastchester road a combination restaurant and catering house; that the owner plans to lease this station to a major oil company; that since acquisition of the site, the owner has removed the accumulated debris, leveled the existing shack and displaced the open vendors previously using this property; and

WHEREAS, the applicant states that the present owner has held title to the property since October 25, 1955 and that the assessed valuation of lands is \$27,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received April 9, 1956," 5 sheets, "November 7, 1956," 4 sheets and "December 17, 1956," 4 sheets, *on condition* that the premises shall be leveled substantially to the grade of Boston Road and Eastchester road, as shown on plans; that any structure or use now on the site shall be removed; that the accessory building shall be faced with face brick on all exposed sides; that the roofing shall be of asbestos shingles as proposed and the gable end may be of wood as shown; that the building shall be of the design and arrangement shown on such plans; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building lines of Boston road and Eastchester road; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks, located where shown unless piling is required, in which case such tanks shall be moved to a location where it is not required; that curb cuts shall be restricted to two on Eastchester road each 30 ft. in width, located where shown, and two of similar width, on Eastchester road; that no curb cut shall be nearer than 5 feet to a lot line as prolonged; that at the intersection, within the building line, there shall be erected a block of concrete at least 12 in. in height, extending for 5 feet along each street; that sidewalks and curbing abutting the site shall be repaired or re-

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constructed to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the accessory building, and the globes of the gasoline pumps, excluding all roof signs and temporary signs, but permitting the erection at the intersection of Eastchester and Boston roads a post standard with two leaves, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line not more than 4 feet; that under section 7i there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building; that under section 7h for a similar term, there may be parking of cars, provided same are so parked as not to interfere with the service of the station; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

276-56-BZ

APPLICANT—Gibbs and Hill, Inc., for Dora Levine, owner (Whitehead Metal Products Co., lessee).

SUBJECT—Application April 13, 1956—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use, A area district, a vertical extension to the existing fireproof reinforced concrete storage and office building, without the required loading berth.

PREMISES AFFECTED—287-303 West 10th street, and 150-168 Charles street, south side, 51 ft. 10½ in. west of Washington street, Block 636, Lot 70, Borough of Manhattan.

APPEARANCES—

For Applicant: Salvatore A. Urzi, John W. Bonnett, L. S. Kandell and A. E. Schnopp.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 18, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Charles street, West 10th street and Washington street are in an unrestricted use, A area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 10, 1956 acting on Alt. Applic. 80-56, reads:

"25. A loading Berth is required, section 19A of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 237 ft. 4¾ in. frontage on West 10th street and 257 ft. 11½ in. on Charles street, 193 ft. 7¼ in. in depth, four stories and basement in height, occupied for storage and offices; and

WHEREAS, the applicant states that the entire building is used by the lessee, dealers in metal sheets and shapes; that the enlargement, amounting to approximately 35,000 sq. ft., will be used solely as offices for the transaction of their business; and

WHEREAS, the applicant states that the area of the enlargement subjects them to the requirements of section 19-A (h) (1) of the zoning resolution for off street loading berths and the Board is requested to accept, in lieu thereof, and for the reasons stated hereinafter, the existing loading

berths as complying, in effect, with said section; that the existing building was constructed in 1937 with three loading berths on the Charles street side and three on the West 10th street side; that each berth is approximately 19 ft. 6 in. wide and 19 ft. 10 in. deep, measured from the building line; that headroom varies but a headroom of 12 ft. is available for the one berth required by the new enlargement; that each of the existing berths accommodates two trucks for a total of twelve; that in addition to these, a railroad platform 200 ft. long, at the level of the elevated railroad tracks of the New York Central, exists along the east wall of the building; that a very large percentage of the shipping and receiving is handled through this medium, thus relieving street congestion; that the existing building occupies the entire plot, hence it is impossible to avail themselves of unoccupied ground floor space for the purpose of a berth; that they have explored the possibility of altering one of the existing berths to the required depth and height; that the building is constructed entirely of reinforced concrete with flat floor slabs and mushroom type columns and therefore does not readily lend itself to extreme alterations such as, the intricate design and construction required to increase the depth to 33 ft., a change which would entail the demolition and reconstruction of the greater part of a floor panel which is about 4 ft. higher than the floor of the berth; and

WHEREAS, the applicant contends that the increased floor area is for office use and that office supplies are generally delivered in small panel type trucks which can be readily accommodated by a 20 ft. deep berth; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1948; that the assessed valuation of land is \$220,000 and of the building \$630,000 making a total of \$850,000; that the building was erected 1937 and 1938; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, subdivision j, to permit the continuance of the loading berths as constructed both on West 10th and Charles streets, as proposed and indicated on plans filed with this application, marked "Received April 13, 1956", 8 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

297-56-BZ

APPLICANT—Julius S. Rapson, for Nicholas J. Stravino, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a residence use, F area district, the erection of a 2 family dwelling and detached 2 car garage, with less than the required 15 ft. setback.

PREMISES AFFECTED—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant—Irving Newman.

For Opposition: John R. Monaghan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1956 after due notice by publication in the Bulletin; laid over to December 18, 1956, for inspection

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and decision; hearing closed; applicant to file corrected plan; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 83rd avenue and 241st street are in a residence use, F area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated April 2, 1956 acting on N.B. Applic. 384-56, reads:

"1. In an F-district no building can be erected nearer than 15'-0" to any street lot line in accordance with Section 16(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect a two family dwelling and detached two car garage; that the proposed dwelling is 25 ft. 10 in. wide and 40 ft. deep, $1\frac{1}{2}$ stories in height and the garage 20 ft. by 22 ft.; that this would give a setback of 16 ft. 3 in. in the front on 83rd avenue, but would permit only 9 ft. from 241st street; that the garage will set back 17 ft. from 241st street; and

WHEREAS, the applicant states that this property, prior to 1938 was zoned residence D and changed December 19, 1938 to E, and changed January 27, 1949 to F zone; and

WHEREAS, the applicant contends that this corner plot is the only available vacant land in this vicinity and the owner has been unable to purchase additional land; that this area is almost completely built up with one and two family dwellings, and most of these were built prior to the present F zone requirements; that this house is not large and to all practical intents and purposes is suitable to the owner's needs, and with the income from the attic apartment will be within his financial ability to maintain; that a building of this size will give adequate sized rooms in each apartment and will be economical to construct; that inasmuch as this dwelling will conform to the other houses in this vicinity and will not deteriorate or detract in any way from the general character of the neighborhood, and the construction and architecture will conform to the existing houses, and in all other respects will comply with the rules and regulations of the department of buildings as to construction and the building code, it is requested that this appeal be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since January 10, 1956 and that the assessed valuation of land is \$1,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee is of the opinion that in view of the narrowness of the lot and the fact that the side lot is along the street where no one would be particularly affected, the application should be granted under certain conditions; and

WHEREAS, the committee also noted that the other yards in adjoining buildings apparently are not in compliance with the present zoning requirements; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the side yard along 241 street to be of the width proposed, as shown on plans filed with this application, marked "Received April 19, 1956", 4 sheets and "October 17, 1956", 1 sheet, *on condition* that the building shall be located so as to be in line with the other buildings in the block between 241st and 242nd streets facing 83d avenue; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a certificate of occupancy shall be obtained and all work completed

within the requirements of Section 22A of the Zoning Resolution.

414-56-BZ

APPLICANT—James E. Casale, for Benjamin J. Somoroff, owner.

SUBJECT—Application June 8, 1956—re (decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a business and residence use, B and D area district, the change in occupancy of part of premises from bachelor apartments and photographers' studio, to photographers' studio and one (1) family residence to occupy more than the area permitted.

PREMISES AFFECTED—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale and Alice Somoroff.

For Opposition: Carl W. Painter, John Elliott, A. B. Cantor, R. C. Hollyday, L. Willard, Jr. and L. F. Timmerman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION

WHEREAS, a public hearing was held on this application on October 23, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956, at the request of an objector's representative; no further request for adjournment considered; then to December 4, 1956, for inspection and decision; hearing closed; applicant to furnish the Board with information as to the uses in the building since its erection and to submit a memorandum as to the practical difficulty and unnecessary hardship; then to December 18, 1956, at the request of the applicant to file revised plans and a new decision of the borough superintendent; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 61st street are in residence and business use, B and D area, class $1\frac{1}{2}$ height districts; 2nd avenue is in a business use, B area, class $1\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated June 6, 1956 acting on Alt. Applic. 478-56, reads:

"1. Proposal to change the use of part of subject bldg., located partly in a 'Business Use District' and partly in a 'Residence Use District' (area B & D), from bachelor apts., as approved under C.O. 2581, to photographers' studio is contrary to Art. II, Sect. 3 of the Zon. Resol.

2. Proposal to occupy more than 65% of the area of the lot in the 'B Area' portion of the lot is contrary to Art. IV Sect. 12(b) of the Zon. Resol.

3. Proposal to occupy more than 55% of the area of the lot in the 'D Area' portion of the lot is contrary to Art. IV Sect. 14(c) of the Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 19 ft. 6 in. frontage by 100 ft. 5 in. in depth, on which is located a basement and three story building of class 3 construction, now occupied as bachelor apartments, 19 ft. 6 in. in height, 36 ft. 6 in. in depth, and a one story building 39 ft. 5 in. by 19 ft. 6 in.; and

WHEREAS, the applicant states that the building was erected prior to 1919 as a private residence; that in 1919 and 1920 the premises was converted to a class B multiple dwelling and a separate one story brick building was erected at the rear of the lot for use as a studio; that the proposed

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use of the building as altered is as follows: cellar—boiler room and storage; basement—photographer's office in the main building and his studio in the new extension and present studio: 1st floor and 2nd floor will be occupied by the photographer as his residence; 3rd floor—two room apartment separately tenanted; that it is proposed to add an additional 10 ft. to the existing studio from the main building; and

WHEREAS, the applicant states that the total area occupied by the existing two buildings is 75% of the B area and 75% of the D area; that the total area occupied by the buildings when altered will be 80% of the B area and 80% of the D area; that the owner of the premises intends to occupy the basement floor as offices and photographic studio and maintain his residence in the duplex apartment on the 1st and 2nd floors and extend it to the 3rd floor; and

WHEREAS, the applicant contends that the nature of the photographic work is that of photography for advertising; that all photographs are from still settings; that the materials used are non-inflammable such as manufactured by Eastman Kodak, Du Pont or other reliable manufacturers; that for developing, fixing and cleaning of plates, films and only ordinary and well known harmless solutions as manufactured by the above concerns will be used; that since all of these materials may be obtained freely on the open market, no large quantities of films and chemicals need be stocked on the premises; that the equipment to be used in the above business consists of the usual paraphernalia including cameras, lights and background props; that as indicated on the plan of the basement floor, the photographic studio is located in the building at the rear of the lot, separated from the dwelling portion of the building; that only the offices for the conducting of the business are in the main part of the building; that a separate entrance to the business portion of the building is being provided on the easterly side of the building, which is the side located in the business use district; that in all other respects the building and occupancy will be made to comply with all laws, rules and regulations applicable thereto, and a new certificate of occupancy will be obtained; and

WHEREAS, the applicant states that the present owner has held title to the property since March 2, 1956; that the assessed valuation of land is \$24,000 and of the buildings \$20,000 making a total of \$44,000; that the building was erected prior to 1919; and

WHEREAS, the applicant has changed the basis of his application from section 21 to section 7b; and

WHEREAS, the applicant has withdrawn his request for variance for extension of area as expressed in objections of the Borough Superintendent under 2 and 3, leaving objection 1 only as to use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the Board has taken into account the fact that the better part of the street is toward Third avenue and that the building in question is approximately three-quarters in a business district and that toward Second avenue the adjoining buildings to the east are used for business purposes; and

WHEREAS, the committee recommended that in view of the revised plans which have been filed, eliminating any extension in area of the building, that the variance sought should be permitted for a term of years under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision b of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7b for a term of ten years, to permit the use of the existing building substantially as proposed and as indicated on plans filed with this application, marked "Received June 8, 1956," 16 sheets,

as revised by plans marked "Received November 29, 1956," 13 sheets and "December 7, 1956," 2 sheets, on condition that no changes shall be made to the building except to construct a storage room in the cellar of the rear building, as proposed; that the residential character and appearance of the building shall be retained without change and no signs shall be erected, except there may be a sign attached to the masonry near the entrance, not exceeding 144 square inches in area, not illuminated, advertising only the name of the owner and the use, provided such sign shall be of metal; that the building shall not be increased in height or area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

470-56-BZ

APPLICANT—Paul Friedman, for The Boot Felt Co., Inc., owner.

SUBJECT—Application July 5, 1956—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a local retail use district, the erection of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs, sale of auto accessories and parking of more than five (5) motor vehicles and the location of curb cuts, show windows and signs within 75 ft. of residence use district.

PREMISES AFFECTED—1712-1720 10th avenue and 559-567 18th street, northwest corner, Block 877, Lots 45-49 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Carl N. Mione.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1956 after due notice by publication in the Bulletin; laid over to November 7, 1956, for inspection and decision; hearing closed; then to December 18, 1956, to permit applicant to consult with his client; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, G area, class 1 height district; 18th street is in local retail and residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1956 acting on N.B. Applic. 936-56, reads:

"1. Proposed building and premises, on a lot in a Local Retail zone, to be used for gasoline service station, lubrication, washing (non-automatic), minor repairs with hand tools only, office & sale of auto accessories and parking and storage of more than five motor vehicles is contrary to Art. II, PP. 4-c of the Zoning Resolution.

2. Business entrances (curb cuts), show windows and signs within 75' of a Residence zone in a transition from non-residential to residential zone is contrary to Art. II, PP. 7-A of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. 2 in. in depth, now vacant; that it is proposed to remove the existing fence and sheds and to erect a modern gasoline service station and incidental accessory uses; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a business district and the present local retail designation became effective on May 10, 1956; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

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WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for retail store development; that existing store facilities are located elsewhere in the area and are sufficient to satisfy the present needs of the residents in the neighborhood; that the surrounding area is almost fully developed so no further need for store facilities in the neighborhood can be reasonably anticipated; that the proposed Prospect expressway will be a physical barrier, despite the proposed pedestrian overpass, to any possible retail support for this site southwest of the expressway, and the character of the development on said other side of the expressway provides substantially no support for a retail store at the site; that there is no economic demand for the residential development of the subject premises as it is located in a local retail use district and along the new proposed Prospect expressway which will sustain a substantial volume of automotive traffic, so that new residences cannot be constructed so as to yield a reasonable return on the investment; that there is an economic demand for a gas station at the subject premises as it is located along the service road of the new proposed Prospect expressway and because there are no similar facilities for the convenience of the public in the immediate area; and

WHEREAS, the applicant further contends that a grant of this application would have no adverse effect upon nearby properties as the premises are located entirely within a local retail use district and opposite the proposed Prospect expressway; that the adjoining property to the east in block 877, lot 44 is developed with a garage; that the property opposite the subject premises on the southerly side of 10th avenue in block 878, lot 74 is developed with a store and residence above; that the adjoining property to the west will be protected and buffered by the proposed fencing and landscaping arrangements; that it is proposed to set the building back to 10 ft. from the northerly lot line and to erect a 5 ft. 6 in. high woven wire fence along the northerly and easterly lot lines; that it is also proposed to seed and landscape the intervening 10 ft. strip between the rear of the proposed building and the northerly lot line, creating a landscaped buffer between the proposed use and the adjoining property; that it is also proposed to install a 4 ft. 6 in. wide seeded and landscaped strip adjoining the proposed fence, protected by a 6 in. by 8 in. concrete curb; that the proposed structure, one story, 14 ft. 10 in. in height and occupying an area of 1260 sq. ft. would provide more light and ventilation to nearby properties than if a conforming use structure were erected; that the proposed curb cuts located within 75 ft. of the residence use district would not adversely affect anyone and at the same time would enable the owner to make better use of the location of the premises by facilitating ingress and egress; that the proposed show windows and signs within 75 ft. of the residence use district are small, unobtrusive and set back 35 ft. 8 in. from the 18th street building line, with a landscaped area and fence serving as an effective buffer between them and the residence use district; and

WHEREAS, the applicant states that the present owner has held title to the property since May 3, 1955 and that the assessed valuation of land is \$6,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e, h and 7A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 936-56, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

492-56-BZ

APPLICANT—Leonard F. Rothkrug, for 324 Lafayette Realities, Inc., owner.

SUBJECT—Application July 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the

zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, minor auto repairs with hand tools only, office and sales, car washing (non automatic) and lubritorium.

PREMISES AFFECTED—3400-3408 Baychester avenue and 2001-2021 Tillotson avenue northeast corner and 3401-3409 Dereimer avenue, Block 5257, Lots 37 and 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1956 after due notice by publication in the Bulletin; laid over to December 18, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Tillotson avenue and Baychester avenue are in residence and retail use, C area, class 1 height districts; Dereimer avenue is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 26, 1956 acting on N. B. Applic. 1181-56, reads:

"1. Proposed erection of a gasoline service station, minor auto repairs (hand tools only) office and sales, car washing (non-automatic) and lubritorium on the retail portion of a lot located partly in a retail use district and partly in a residence use district is contrary to Art. 2, Sec. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 102.42 ft. frontage by 200 ft. in depth, irregular, presently vacant; that it is proposed to use only the 102.42 ft. Baychester avenue frontage for a depth of 100 ft. (front along Tillotson avenue) back from and parallel with Baychester avenue, for a gasoline service station, minor auto repairs with hand tools only, office and sales and non-automatic car washing; and

WHEREAS, the applicant states that on July 25, 1916 the entire premises was in an unrestricted use district; that on January 20, 1927 Baychester avenue was changed to a business use district so that the premises was then partly in a business and partly in an unrestricted use district; that on August 26, 1954 Baychester avenue was changed to a retail use district; that the balance of the premises, not the subject of this application, is now in a residence use district; and

WHEREAS, the applicant contends that the portion of the premises under consideration is entirely within a retail use district; that at the time of the passage of the zoning resolution and for more than ten years thereafter, the premises was in an unrestricted use district and the proposed uses would have been permitted uses at that time; that the premises cannot be economically developed with a conforming use; that there is no economic demand for the construction of retail stores at the subject premises; that the entire area is only sparsely developed and the small number of residents would not be sufficient to warrant development with retail stores; that in the event that there is an increase in residential development, there is adequate retail store property available north of the Dyre avenue elevated railroad along Baychester avenue; that the subject premises is separated and cut off from the Baychester avenue frontage, zoned retail, by this elevated structure, so that it is outside of the area which might conceivably be developed with conforming uses; that there is no economic demand for the development of the premises for residential purposes, as the

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property adjoins the elevated railroad structure and is therefore undesirably situated; that in addition, more than 80% of the entire area within a 500 ft. radius is vacant and undeveloped; that there is an economic demand for the use of the subject premises as a gas station and accessory uses; that there are no gas stations within the affected area, the 500 ft. radius, nor to the north and south along Baychester avenue; that Baychester avenue and Tillotson avenue will be heavily trafficked streets in view of the proposed exit from the New York thruway; that there is no property along Baychester avenue appropriately zoned for the purposed uses and a vital community service is therefore lacking; that a grant of the proposed variance will not adversely affect the neighborhood as the property is mostly undeveloped—immediately adjacent to the north is the elevated railroad; that the property adjacent to the east for 100 ft. is under the same ownership and is not subject of this application; that this property offers a substantial buffer area protecting the development of Tillotson avenue to the east; that it is estimated that the cost of construction would be such that it would require approximately 15 years in order to properly amortize the same and it is therefore asked that the variance be granted for that term; and

WHEREAS, the applicant states that the present owner has held title to the property since December 1, 1949 and September 30, 1948 and that the assessed valuation of land is \$10,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee ascertained that there is no proposed widening of Baychester avenue at this point; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit a portion of the premises as proposed and indicated on plans filed with this application, marked "Received July 10, 1956", 2 sheets, and "November 7, 1956", 1 sheet, to be occupied as a gasoline service station and accessory uses, substantially as proposed on such plan, *on condition* that the accessory building shall be faced with face brick on the front and two sides and shall have no cellar; that the rear of such building may be of common brick, painted or stuccoed; that the doors to toilets shall be arranged so as not to be contiguous; that the building shall be of the design and arrangement initiated on such plan and in all other respects shall comply with the requirements of the Building Code and all other laws, rules and regulations applicable thereto; that from the accessory building north and south there shall be erected a masonry wall not less than 5 ft. 6 in. in height, of masonry agreeing with that of the accessory building; that such wall shall be returned along the building line of Tillotson avenue, where shown, for approximately 30 feet; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Baychester avenue; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that curb cuts shall be restricted to two on Baychester avenue, each not over 30 ft. in width and one curb cut of similar width to Tillotson avenue; that the sidewalk and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, facing Baychester avenue only, and to the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection at the intersection of Baychester and Tillotson avenues of a post standard to support a sign, which may be illuminated, advertising only the gasoline on sale and permitting such sign may extend beyond the building line of Baychester avenue not more than 4 feet; that at such intersection there shall be

erected a block of concrete not less than 12 in. in height, extending for at least 5 feet along each street building line; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that the rear portion of the property to the east where not included in this gasoline service station shall be left vacant with existing trees and properly fenced; that under section 7i there may be repairing of motor vehicles, provided such repairing is by hand tools only, of a minor nature for adjustments only and maintained solely within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 18, 1956,
2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

236-38-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened May 22, 1956—re amendment to resolution as to additional steel subpurlins, Types 1480, 1680, 2180, 2140 and 3258—re Pyrofill Roof Deck; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 236-38-SM Vol. II.

Subject: Amendment to resolution as to additional steel subpurlins.

U. S. Gypsum Company requested by letter dated April 11, 1956 that the resolution adopted February 27, 1940 and amended at various times through December 13, 1955 under Cal. No. 236-38-SM Vols. I and II be amended so as to include additional bulb tees. The application was reopened by a vote of the Board May 22, 1956.

Purpose

The reinforced gypsum concrete slab construction is used as an incombustible roof deck for all classes of construction.

Description

The construction is the same as the construction previously approved under Cal. No. 236-38-SM Vols. I and II except that the applicant wishes to use additional bulb tees and different spans in the construction of the slab.

The requested tees are identified as follows:

Type 1480—Sec. Modulus in ins.—0.173 wt.—1.55 lbs./lin. ft.
Type 1680—Sec. Modulus in ins.—0.261 wt.—2.00 lbs./lin. ft.
Type 2180—Sec. Modulus in ins.—0.520 wt.—3.05 lbs./lin. ft.
Type 2140—Sec. Modulus in ins.—0.639 wt.—3.65 lbs./lin. ft.
Type 3258—Sec. Modulus in ins.—1.050 wt.—4.67 lbs./lin. ft.

Inspection and Test

The requested tees were load tested at the applicant's plant at New Brighton, Staten Island, New York, in the presence

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of Asst. Engr. J. A. Darts Committee on Test and Messrs. W. W. Bainbridge, F. J. Decarlo and J. D. Olsen representing the applicant.

SLAB I

Tee Type 1480—Clear Span 4'-8"
Area under test—37.6 sq. ft.
Load at failure—13005 lbs.
Carrying capacity— $13005 \div 4 = 346$ lbs./sq. ft.
Safe carrying capacity in accordance with C26-626.0
Administrative Building Code— $346 \div 4 = 86\frac{1}{2}$ lbs. per sq. ft.

The samples were constructed as follows:

SLAB II

Tee Type 1680 Clear Span 5'-8"
Area under Test—45.6 sq. ft.
Load at failure—12180 lbs.
Carrying capacity— $12180 \div 45.6 = 267$ lbs./sq. ft.
Safe carrying capacity in accordance with C26-626
Administrative Building Code— $267 \div 4 = 67$ lbs./sq. ft.

SLAB III

Tee Type 2180 Clear Span 7'-8"
Area under Test—61.1 sq. ft.
Load at failure—14207 lbs.
Carrying capacity— $14207 \div 61.6 = 230$ lbs./sq. ft.
Safe carrying capacity in accordance with C26-626
Administrative Building Code— $230 \div 4 = 57\frac{1}{2}$ lbs./sq. ft.

SLAB IV

Tee Type 2140 Clear Span 9'-4"
Area under Test 74.4 sq. ft.
Load at failure—15455 lbs.
Carrying capacity— $15455 \div 74.4 = 207$ lbs./sq. ft.
Safe carrying capacity in accordance with C26-626.0
Administrative Building Code— $207 \div 4 = 52$ lbs./sq. ft.

SLAB V

Tee Type 3258—Clear Span 10'-2"
Area under Test—78.2 sq. ft.
Load at failure—15,677 lbs.
Carrying capacity— $15,677 \div 78.2 = 200$ lbs./sq. ft.
Safe carrying capacity in accordance with C26-626.0
Administrative Building Code— $200 \div 4 = 50$ lbs./sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted February 27, 1940 and amended at various times through December 13, 1955 under Cal. No. 236-38-SM—Vol. I and II be amended so as to permit the use of the following bulb tees with spans and loads as follows: Tee 1480 for a clear span of 4'-8" at not over $86\frac{1}{2}$ lbs./sq. ft. uniform; Tee 1680 for a clear span of 5'-8" at not over 67 lbs./sq. ft. uniform load; Tee 2180 for a clear span of 7'-8" at not over $57\frac{1}{2}$ lbs./sq. ft. uniform load; Tee 2140 for a clear span of 9'-4" at not over 52 lbs./sq. ft. uniform load and Tee 3258 for a clear span of 10'-2" at not over 50 lbs./sq. ft. uniform load on condition that the requirements of the resolution adopted February 27, 1940 and amended through December 13, 1955 under Cal. No. 236-38-SM—Vols. I and II are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of February 27, 1940 through December 13, 1955 in accordance with the above report.

56-54-SA

APPLICANT—Hastings Air Conditioning Co., Inc., owner
(Calray Distributors Inc., Agent).
SUBJECT—Application January 25, 1954—Hastings Heat-

well Inshot Conversion Burner, Models MX1-150, and MX1-300, approval of.

APPEARANCES—

For Applicant: M. S. Frankle.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

REPORT OF COMMITTEE ON TEST

WHEREAS, the report of a Committee on Test reads:

RE: Cal. No. 56-54-SA

Subject: Hastings Heatwell Inshot Conversion Burner, Models MX1-150 and MX1-300.

Calray Distributors Inc., agent for Hastings Air Conditioning Co., manufacturer filed January 25, 1954 an application with the Board of Standards and Appeals for approval of the Hastings Heatwell Inshot Conversion Burner, Models MX1-150 and MX1-300 under the provisions of Article 12, Chapter 26 Administrative Code.

Purpose

A conversion burner using gas fuel.

Description

The Hastings Inshot Conversion Burners are pedestal mounted gun type burners.

A gas fuel is burned through a cast iron orifice burner at a pressure of $3\frac{1}{2}$ " W. C. Combustion air is supplied by means of a blower fan and air quantity is adjustable by means of a shutter which can be locked in position. Ignition is by pilot flame.

Automatic safety controls used are a blower safety switch, thermocouple and automatic gas valve.

The blower safety switch will shut down the burner within 60 seconds in case the blower should fail to operate. The thermocouple will shut-off the supply of gas in case of flame failure.

The MX1-150 has an input range of 70,000 BTU per hr. minimum to 150,000 BTU per hr. maximum.

The MXK-300 has an input range of 150,000 BTU per hr. minimum to 300,000 BTU per hr. maximum.

Inspection and Test

All data submitted by the applicant were examined at the offices of this Board by Asst. Engr. G. F. Sklenarik, Committee On Test.

Both the MX1-150 and MX1-300 have been listed by the American Gas Association, Certificates 20—(304.1 & .11) .001 and 20—(304.2 & .21) .001.

Recommendation

On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the Hastings Heatwell Inshot Conversion Burners, Models MX1-150 and MX1-300 for use in New York City when installed in accordance with this report and the provisions of Article 12, Administrative Building Code, all electrical work to be in accordance with the Electrical Code of the City of New York and provided each burner will bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 56-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

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58-54-SA

APPLICANT—Calray Distributors Inc., Agent for Hastings Air Conditioning Co., Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Heatwell Adjusto V Gas Burner, Models V-12, V-18, V-24, V-30, V-36 and V-54, approval of.

APPEARANCES—

For Applicant: M. S. Frankle.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 58-54-SA

Subject: Hastings Heatwell Adjusto V Gas Burner, Models V-12, V-18, V-24, V-30 and V-36 and V-54.

Calray Distributors Inc., agent for Hastings Air Conditioning Co., manufacturer, filed January 25, 1954 an application with the Board of Standards and Appeals for approval of the Hastings Heatwell Adjusto V Gas Burner, Models V-12, V-18, V-24, V-30, V-36 and V-54 under the provisions of Article 12, Chapter 26, Administrative Code.

Purpose

A conversion burner using gas fuel.

Description

The Hastings Adjusto V Gas Burner consists of a sheet steel air box serving as a plenum chamber to supply primary and secondary air from an electrically operated blower to the burner which is made up of a group of individual burner heads assembled in rows in V form.

Each burner head is fed gas through an orifice into an open end venturi tube which feeds the resulting air-gas mixture into openings in a soft fire brick that is drilled out for flame ports and secondary air supply.

Ignition is by non-automatic standing pilot which burns continuously and acts as igniter for runner tube and intermittent pilot located on the adjacent line of burner heads.

The smallest size V-12 model has two rows of three burner heads each. The largest size V-54 model has three rows of six burner heads each. The angle between rows of burner heads is adjustable.

The various models with their BTU input capacities are as follows:

Burner Number	BTU Input 4 WC Pressure
V12-30	360,000
V12-38	456,000
V18-25	450,000
V18-30	540,000
V18-40	720,000
V24-33	792,000
V24-40	960,000
V30-40	1,200,000
V30-47	1,400,000
V36-44	1,584,000
V36-62	2,230,000
V54-52	2,800,000
V54-65	3,350,000
V54-75	4,000,000

Gas is supplied through a pressure regulator which is factory set at 3½" WC outlet pressure.

In the usual sequence of operation, when the primary control (thermostat) calls for heat a Minneapolis-Honeywell R890 relay opens a pilot solenoid valve admitting gas to the runner tube and intermittent pilot which is ignited by the standing pilot. The flame from the intermittent pilot is set to contact a flame rod or thermocouple and completes an

electronic circuit causing the R890 relay to start the blower. Air pressure from the blower actuates a sail switch opening the main gas valve. The volume of air supplied by the blower may be adjusted by a manual shutter.

Failure of the intermittent pilot flame during operation will cause instant closing of the main automatic gas valve. If the standing pilot should fail when burner is off, then when the primary control calls for heat the pilot solenoid will again open admitting gas to the runner tube and intermittent pilot. Since the intermittent pilot will not light, the electronic circuit will not be completed and within 35 to 55 seconds the R890 relay will go to safety lockout position requiring manual reset. If the blower fails to run the sail switch will not operate and the main gas valve then will not open.

Other safety controls used such as low water cut-off, high limit pressuretrol, etc., should be wired into the low voltage circuit in the relay.

Inspection and Test

All data submitted was examined at the offices of this Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the data submitted, the Committee on Test recommends the approval of the Hastings Heatwell Adjusto V Gas Burner, Models V-12, V-18, V-24, V-30, V-36 and V-54 for voluntary use in New York City when installed in accordance with this report and the provisions of Article 12 Administrative Building Code; all electrical work to be in accordance with the Electrical Code of the City of New York and provided each burner bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 58-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

59-54-SA

APPLICANT—Calray Distributors Inc., Agent for Hastings Air Conditioning Co., Inc., owner.

SUBJECT—Application January 25, 1954—Hastings Air Control Gas Unit Heater, Models F-80, F-110, F-120, F-160, F-200, F-250, B-80, B-100, B-120, B-160, B-200, B-250 and Du-80, Du-100, Du-120, Du-160, Du-200, Du-250, approval of.

APPEARANCES—

For Applicant: M. S. Frankle.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 59-54-SA

Subject: Hastings Air Control Gas Unit Heater, Models F-80, F-100, F-120, F-160, F-200, F-250; B-80, B-100, B-120, B-160, B-200, B-250 and DU-80, DU-100, DU-120, DU-160, DU-200, DU-250.

Calray Distributors Inc., agent for Hastings Air Conditioning Co. Inc., owner, filed January 25, 1954, an application

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with the Board of Standards and Appeals for approval of the Hastings Air Control Gas Unit Heater Models F-80, F-100, F-120, F-160, F-200, F-250; B-80, B-100, B-120, B-160, B-200, B-250 and DU-80, DU-100, DU-120, DU-160, DU-200, DU-250 under the provisions of Article 12 Administrative Building Code.

Purpose

suspended type gas fired heaters for commercial and industrial use.

Description

The Hastings-Air Control Gas Unit Heaters are self-contained cabinet type units designed for overhead installation.

They are made up of a series of vertical heat exchanger tubes of 18 gauge aluminized steel welded together with 16 gauge aluminized steel header plates. Internal baffles are of stainless steel.

Beneath the heat exchanger tubes are cast iron burners with stainless steel ribbon type openings. They fire directly into the heat exchanger tubes and the products of combustion are carried off through a flue connection. A draft hood is built into each unit. The outer cabinet is made of 20 gauge cold rolled steel with baked-on enamel finish.

Each series of heaters has an input rating beginning at 80,000 Btu per hr. For the "80" model up to 250,000 Btu per hr. for the "250" model.

The F series have electrically driven fans for heat circulation whereas the B series have electrically driven centrifugal blowers for the same purpose. Both series are constructed with four way adjustable louvers for directing the flow of heated air.

The Du series are designed to be connected to duct work.

Controls used in all models consist of a gas pressure regulator, manual gas shut-off valve, a manual pilot, and a thermocouple and automatic gas shut-off valve to stop the flow of gas in case of flame failure.

Inspection and Test

A sample burner was inspected at 735 Bergen Street, Brooklyn, N. Y. Present were G. F. Sklenarik, Asst. Engr., Committee on Test and M. S. Frankle representing the manufacturer. The unit was designed and equipped in accordance with the data submitted.

All models are approved by the American Gas Association.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Hastings Air Control Gas Unit Heater, Models F-80, F-100, F-120, F-160, F-200, B-80, B-100, B-120, B-160, B-200, B-250 and DU-80, DU-100, DU-120, DU-160, DU-200 and DU-250 for voluntary use in New York City for commercial and industrial installation other than in garages or places of explosive atmospheres as these gas heaters are not provided with flashback screen protection around the combustion air intake openings; all installations to comply with Article 12 Administrative Building Code and each appliance to bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 59-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

625-55-SA

APPLICANT—Huebsch Manufacturing Co., Division of
The American Laundry Machinery Co., owner.

SUBJECT—Application July 8, 1955—Huebsch Twin Cylinder Tumbler (to tumble dry washed clothing), approval of.

APPEARANCES—

For Applicant: L. Frank Wright.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly

Negative 4
..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 625-55-SA

Subject: Huebsch Twin Cylinder Tumbler (to tumble dry washed clothing).

Huebsch Manufacturing Company, Milwaukee, Wisconsin filed July 8, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as the Huebsch Twin Cylinder Tumbler under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is used to dry clothes by the application of heat.

Description

This appliance, a gas heated commercial drying tumbler, consists of two perforated metal cylinders, each 26" in diameter by 24" deep, inside dimensions.

The cylinders rotate within a single enclosing metal shell. A motor driven fan is located in the rear and at bottom of outer shell. A gas heating unit is placed on top of the enclosing shell, so that the fan draws air through the heater to warm it and then through the perforated cylinders and dries the material therein.

Each of the 26" by 24" cylinders dry about 15 lbs. of material. Drying time varies from approximately 5 to 25 minutes, depending upon size and type of load.

The damp clothes or fabrics are placed in the perforated cylinders, the doors closed, the motor switches on and the gas turned on.

The warm air circulating through the clothes dries them and is then exhausted to the outer air.

A large lint trap is provided and installed as a part of the tumbler, located at the extreme bottom. This lint trap is so constructed as to catch and hold all and any lint coming from the drying operation. A large drawer also is provided at extreme bottom of tumbler to enable the operator to remove lint caught in this trap.

The machine is entirely safe to operate as a switch interlock causes the motor to shut off if either door is opened. When the motor cuts off by switch or by power failure, a Basoid cuts off the gas supply to the heater. This prevents the gas burners from operating unless the fan is drawing off the heat. A thermocouple attached to the Basoid shuts off the gas supply if for any reason the pilot light for the burners is not lighted.

Inspection and Test

The equipment was examined by Asst. Engr. J. A. Darts Committee on Test. It was noted that the gas cannot be turned on unless the motor driven fan is drawing off the heated air, the clothes must be inside the cylinder and the doors closed before the machine can be started.

Recommendation

On the basis of the inspection the Committee on Test recommends the approval of the Huebsch Twin Cylinder Tumbler (gas heated) when installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code, that all ports and orifices be maintained for the type of gas used and that the appliance bears a label, permanently affixed reading as follows: "Approved by the

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Board of Standards and Appeals for the use in New York City under Cal. No. 625-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

626-55-SA

APPLICANT—Huebsch Manufacturing Co., Division of The American Laundry Machinery Co., owner.

SUBJECT—Application July 8, 1955—Huebsch 16 lb. Tumbler (to tumble dry washed clothing), approval of.

APPEARANCES—

For Applicant: L. Frank Wright.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 626-55-SA

Subject: Huebsch 16 Pound Tumbler.

Huebsch Manufacturing Company, Milwaukee, Wisconsin filed July 8, 1955, an application with the Board of Standards and Appeals for approval of the appliance known as the Huebsch 16 Pound Tumbler under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is used to dry clothes by the application of heat.

Description

The appliance, a gas heated commercial drying tumbler, consists of a perforated metal cylinder 26" by 24" (26" in diameter by 24" deep, inside dimensions).

The cylinder rotates within an enclosing metal shell and is equipped with a motor driven fan located in the rear and at bottom of outer shell. A gas heating unit is placed on top of the enclosing shell, so that the fan draws air through the heater to warm it and then through the perforated cylinder and dries the material therein.

The 26" by 24" cylinder dries about 16 lbs. of material. Drying time varies from approximately 5 to 25 minutes depending upon size and type of load.

The damp clothes or fabrics are placed in the perforated cylinder, the doors closed, the motor switched on and the gas turned on.

The warm air circulating through the clothes dries them and is then exhausted to the outer air.

A large lint trap is provided and installed as a part of the tumbler, located at the extreme bottom. This lint trap is so constructed as to catch and hold all and any lint coming from the drying operation. The lint trap is so constructed as to enable the operator to easily remove the lint caught in this trap.

The machine is entirely safe to operate as a switch interlock causes the motor to shut off if the door is opened. When the motor cuts off by switch or by power failure, a Basoid cuts off the gas supply to the heater. This prevents the gas burners from operating unless the fan is drawing off the heat. A thermocouple attached to the Basoid shuts off the gas supply if for any reason the pilot light for the burners is not lighted.

Inspection and Test

The equipment was examined by Asst. Engr. J. A. Darts, Committee on Test. It was noted that the gas cannot be turned on unless the motor driven fan is drawing off the heated air, the clothes must be inside the cylinder and the doors closed before the machine can be started.

Recommendation

On the basis of the inspection, the Committee on Test recommends the approval of the Huebsch 16 Pound Tumbler (gas fired) when installed in accordance with the requirements of Article 12, Chapter 26, Administrative Building Code, that all ports and orifices be maintained for the type of gas used and that the appliance bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 626-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

741-55-SA

APPLICANT—The A. P. Smith Manufacturing Co., owner.

SUBJECT—Application September 2, 1955—The A. P. Smith Manufacturing Co., 8 inch Vertical Electric Motor Operated Gate Valve (300 lb. test).

APPEARANCES—

For Applicant: Gerald J. Monahan.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 741-55-SA.

Subject: The A. P. Smith Manufacturing Company, 8 Inch Electric Motor Operated Vertical Gate Valve.

The A. P. Smith Manufacturing Company, East Orange, New Jersey, filed September 2, 1955 an application with the Board of Standards and Appeals for approval of their 8 Inch Electric Motor Operated Vertical Gate Valve (300 lbs. test) under the provisions of C26-1383 Administrative Building Code.

Purpose

An electrically operated control valve to start and stop the flow of water from a city main into a yard hydrant system.

Description

The A. P. Smith 8 Inch Electric Motor Operated Vertical Gate Valve is designed for installation in the feed main of yard hydrant systems, where such systems are exposed to the weather and subject to frost in the winter months. The valve enables such yard hydrant systems to be kept dry during cold weather and when necessary to be opened electrically by remote control, from any desired location or locations permitting water to flow into the system.

The valve is a double flanged vertical non-rising stem gate with a double disc parallel seat and is made with a square bottom case. It is tested hydrostatically at 300 lbs.

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per sq. inch by the manufacturer and the maximum non-shock water working pressure rating is 150 lbs. It is opened or closed by an electric motor driven unit provided with a Limitorque switch; in addition it is equipped with a hand-wheel which can be used to open and close the valve in case of power failure.

Inspection and Test

The valve was inspected at the Brighton Marine Repair Service Shipyard on Staten Island where it is installed in the yard hydrant system. Present were Asst. Engr. G. F. Sklenarik and J. A. Darts Committee on Test.

The valve is installed in a heated masonry pit and a manually operated by-pass arrangement is provided around the valve so that it could be removed or serviced if necessary without interfering with the water supply. The valve is operated remotely through an A.D.T. alarm system from any one of four alarm box locations on these premises.

Under test the valve was opened fully within 20 seconds, its open position being indicated by a red light on the panel board. A green light shines when the valve is closed.

The valve motor operates on 220V—3 phase current.

Recommendation

On the basis of the inspection and the date filed by the applicant, the Committee on Test recommends the approval of the A. P. Smith Manufacturing Company, 8 Inch Electrical Motor Operated Vertical Gate Valve for use in New York City under the provisions of C26-1383.0 Administrative Building Code on condition:

1. That a suitable current supervisory alarm panel having an indicating relay for each phase of the current of motor valve control be provided. This alarm is to be equipped with an 8" alarm gong and a 3" trouble bell. The cabinet housing this current supervisory panel is to be located adjacent to the push button controls.

2. That the valve control shall be of the double line breaker type.

3. That all local switches located in sight of valve motors shall be contained in a metal cabinet, securely locked, the key to be in charge of a responsible person.

4. The valve relay control panels and operating boxes to be housed in a heavy metal box fitted with a Fire Department Lock, painted red with 2" white letters to read as follows: "Yard Hydrant Remote Control Valve(s)." Each operation box is to show the number of each valve—by a green light that valve is closed and by a red light that valve is open. A blue or white print elevation showing the yard hydrant mains and all remote control valves shall be in a glass frame and be posted at remote control operation box.

NOTE: The above local supervisory alarm system may have central office supervisions if deemed necessary or if so desired.

5. Each valve shall be tested after installation by the Fire Department at such pressures and in such manner as deemed necessary by the Fire Department. Working pressures are not to be in excess of the required water working pressure approved for the body of the valve.

6. The Fire Department is to be notified and approve of each proposed installation.

7. There shall be permanently attached to each valve installed a metal plate reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 741-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

339-56-SM

APPLICANT—Thermotank Inc., Luminated Ceiling Division, for Thermotank Inc., owner.

SUBJECT—Application April 27, 1956—Luminated Ceilings, approval of.

APPEARANCES—

For Applicant: Abraham N. Horwitz.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 339-56-SM

Subject: Luminated Ceiling.

Thermotank Inc., Luminated Ceiling Division, Detroit, Michigan, filed April 27, 1956 an application with the Board of Standards and Appeals for approval of the material known as Luminated Ceiling under the provisions of C26-461.0 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser and also to provide acoustical treatment.

Description

The system consists of corrugated translucent plastic sheets supported on metal members which are themselves suspended from the ceiling floor or roof above.

The plastic sheet is corrugated rigid vinyl chloride vinyl acetate sheet that contains no plasticizer and the corrugations are $\frac{1}{2}$ inch deep by $1\frac{1}{4}$ inch amplitude.

The installation is as follows:

The steel strap is attached to the floor, ceiling or roof above and hooks into the main aluminum carrying member, which is in the form of a modified I being 1 inch wide on the top flange, $1\frac{1}{8}$ inches wide on the lower flange and $\frac{3}{4}$ inch deep. These main members are spaced 3'-0" on centers and lateral support is provided by $\frac{1}{4}$ inch diameter rod. The ceiling hanger straps are installed 3'-0" on centers and a maximum of 8'-0" on centers in a direction perpendicular to those on 3'-0" centers so that a gullage is set up supporting a gullage 3'-0" in one direction and 8'-0" in the other direction.

Inspection and Test

The plastic met the requirements of C26-461.1 Administrative Building Code as to the self extinguishing qualities. The hangers and supports met the requirements of C26-88.0 as to combustibility.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Luminated Ceiling as manufactured by Thermotank, Inc. (plastic light diffusing ceiling) for installation in New York City when constructed of materials as herein described and installed in accordance with the requirements of C26-461.1 Administrative Building Code on condition that the main carrying members shall be carried on straps as herein described, secured to the ceiling floor or roof construction above; that wires shall not be used in the suspension system and further that all plans filed with the Department of Housing and Buildings showing the proposed use of this system shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 339-56-SM" and the containers or cartons in which the material is marketed shall be similarly marked. It is further recommended that the use of this material in Class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder

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of the floor area by an approved wall, fire wall, fire partition or fireproof partition. In Class III the construction shall be limited in accordance with the requirements of the Administrative Building Code.

The Committee further recommends that as C26-1354.0 Administrative Building Code was amended by Local 105 of 1955 to allow the use of this type of light diffusers in locations as permitted under C26-1351 Administrative Building Code as amended by Local Law 91 of 1954 the plans filed with the Department of Buildings shall also show the proposed occupancy so that the use of this ceiling in the proposed location may be checked as to its use in the type of hazard occupancy as set forth under C26-1351.1 as amended by Local Law 91 of 1954. The Committee further recommends that, in approving the installation the Department of Buildings shall require that, in the event of the change of occupancy, the installation shall be re-examined under C26-1354.0 Administrative Building Code, as amended by Local Law 105 of 1955.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

693-56-SA

APPLICANT—Ribelle V. Perotto, for Forney Engineering Co., owner.

SUBJECT—Application September 19, 1956—Forney Oil Burner, Models QWRMA, QMA QSA and QMSA, approval of.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 693-56-SA

Subject: Forney Oil Burner, Models QWRMA, QMA, QSA, & QMSA.

R. V. Perotto for Forney Engineering Company, Dallas, Texas, filed September 19, 1956 an application with the Board of Standards and Appeals for approval of the appliance known as the Forney Oil Burner, Models QWRMA, QMA, QSA & QMSA under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is an oil burner for use in residential public and commercial buildings.

Description

The type QWRMA oil burner gun may be installed in natural, induced or forced draft installations. The finely atomized oil is discharged from the orifice in the center of the air stream where it is mixed with the proper amount of air and carried into the combustion chamber for ignition and burning. Air for combustion is forced into the atomized oil spray in a definite pattern as determined by the type of air control register. Except for small capacity natural or induced draft burners, the type "D", "E" or

"H" air register is used which spins the air as it enters the oil spray.

The type QWRMA is basically a pressure atomizer (mechanical atomizing) depending entirely on the release of oil under pressure through a relatively small orifice to break up the oil into very small (atomized) drops. The oil is introduced into a cavity in the sprayer plate, through tangential slots so that it is spinning in the cavity before being discharged through the orifice. The centrifugal force due to spinning increases the angle of spray to force the atomized oil out into the air stream.

Because of the desirable effect of spinning the oil into the orifice cavity, the wide range type of mechanical atomizer "WR" maintains a relatively constant flow of oil through the tangential slots. At low capacity, the excess oil which is not discharged into the furnace is returned to storage an inner tube connected to the spinning cavity.

Connections to the tube assembly are made through a quick change type "Q" coupling and head connection coupled together by means of yoke and screw with "tee" handle. Connections to the coupling piece are made with flexible metal hose connections which permit adjustments in or out along the axis of the burner to position the tip for best mixing of fuel and air.

All parts of the atomizer tip assembly and the diffuser are made from stainless steel containing 25% chromium and 12% nickel. Many years of experience with different alloys prompted the selection of 25-12 stainless steel to best withstand high temperature and the corrosive effects of impurities in the fuel.

The type QMA oil burner gun may be used with type "D", "E", or "H" air registers. The principle of operation is the same as above except that the wide range feature is not used. All of the oil passing through the tangential slots in the sprayer plate is discharged into the furnace. The inner tube and return oil connection is omitted.

The type "QSA" is basically an internal mix design using steam to atomize the oil. Oil is brought to the tip assembly in the space between the oil tube and the steam tube. From this space it passes through four holes into the mixing chamber of the mixing tube. Steam for atomization is brought in through the steam tube and directed by means of the steam nozzle into the four oil streams. The mixture of finely atomized oil and steam is discharged from orifices in the tip.

The burner gun assembly is located at the axis of the main burner assembly. The atomized oil is discharged from the tip in the center of the air stream where it is mixed with the proper amount of air and carried into the combustion chamber for ignition and burning. Air for combustion is forced into the atomized oil spray in a definite pattern as determined by the type of air control register. Except for small capacity natural or induced draft burners, the type "D", "E", or "H" air register is used which spins the air as it enters the oil spray. Forney photograph No. 368 shows a type "H" register with directional vanes for spinning the air and the center guide tube with diffuser through which the oil gun is inserted.

Connections to the tube assembly are made through a quick change type "Q" coupling and head connection coupled together by means of a yoke and screw with "tee" handle. Connections to the coupling piece are made with flexible metal hose connections which permit adjustments in or out along the axis of the burner to position the tip for best mixing of fuel and air.

All parts of the atomizer tip assembly and the diffuser are made from stainless steel containing 25% chromium and 12% nickel. Many years of experience with different alloys prompted the selection of 25-12 stainless steel to best withstand high temperature and the corrosive effects of impurities in the fuel.

The type QMSA is basically an internal mix design using steam to atomize the oil. In addition, however, pressure or mechanical atomization is used to supplement the steam. Oil is brought into the center tube, then through tangential slots in the sprayer plate into a spinning cavity. From the

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spinning cavity, the oil is discharged at relatively high pressure into the mixing chamber. Due to the combination of spinning and pressure atomization the oil is broken up into a fine spray in the mixing chamber. Steam is brought in around the center tube and discharged through a concentric row of orifices into the oil spray where it produces further atomization and mixing. The final mixture of atomized oil and steam is discharged through orifices in the tip as above.

Inspection and Test

The burners were inspected at Jamaica High School, Queens, New York by Asst. Engr. J. A. Darts and G. F. Sklenarik, Committee on Test and representatives of the applicant.

The burners were stripped so that the parts could be examined against detail drawings. A unit was then checked in operation. The CO₂ was found to be 8% with a 310°F. stack temperature.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Forney Oil Burner, Models QWRMA, QMA, QSA & QMSA for use in New York City with No. 6 oil when installed in accordance with the Oil Burner Rules of the Board and bearing a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 693-56-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

702-56-SA

APPLICANT—Aeroil Products Co., Inc., owner.
SUBJECT—Application October 3, 1956—Aeroil Liquefied Petroleum Gas-Fired Salamander, Model 35VP, approval of.

APPEARANCES—

For Applicant: Loyal W. Lohse.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 702-56-SA

Subject: Aeroil Liquefied Petroleum Gas-Fired Salamander, Model 35VP.

Aeroil Products Company, Inc., South Hackensack, New Jersey, filed October 3, 1956, an application with the Board of Standards and Appeals for approval of the Aeroil Liquefied Petroleum Gas-fired Salamander, Model 35VP under the provisions of C-19-91 Administrative Code and the requirements of the Fire Commissioner.

Purpose

A space heater for temporary use in the setting and drying of concrete and plaster construction work.

Description

The Aeroil salamander is a cylindrical type made of sheet steel. It consists of a base to which is attached a venturi type upright burner equipped with a steel flame spreader over the top of the burner tube. The orifice of the burner is protected from clogging by a screen.

The housing shell surrounding the burner is of such diameter that it is not impinged by the spread out flame of the burner.

A cover is mounted on top of the shell with adequate clearance to deflect the heat and permit the flue gasses to escape.

In operation the Salamander is connected to a standard I.C.C. cylinder containing L.P.G. (propane). Heavy wall neoprene hose having threaded connections is used. Gas pressure is controlled by means of a regulator, factory set for a pressure not to exceed 11 inches W.C. This regulator is attached close to the cylinder. The unit is equipped with a manual shut-off valve and a Baso automatic gas shut-off valve operated through a thermocouple.

The Model 35VP is rated at 35,000 BTU per hour input.

Inspection and Test

A sample unit was inspected and tested at the premises of the applicant. Present were Asst. Engr. G. F. Sklenarik, Committee on Test, T. Creighton, P. Wollner, E. Truemper and L. Lohse representing the applicant.

The Gas valve was opened, the manual reset button on the automatic valve was held open and the burner ignited. After approximately 20 seconds the reset button was released and the automatic valve remained in the open position. The combustion was free of smoke and the flame, burning with a blue core and yellowish tips, was confined within the unit with no apparent impingement on the shell or cover. After 15 minutes of operation, tests made with a pyrometer showed a maximum surface temperature of 460°F.

With the flame extinguished and the gas flowing, the automatic valve stopped the escape of gas within 60 seconds.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Aeroil Liquefied Petroleum Gas-fired Salamander, Model 35VP rated at 35,000 BTU per hour input as an unvented spaceheater for temporary use in dry concrete and plaster construction in accordance with this report and under the provisions of C-19-91 Administrative Code, Rule 2.7 of the Board's Rules for the Erection, Alteration, Repair, Excavation for and Demolition of Buildings and the requirements of the Fire Commissioner, provided that each appliance will bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 702-56-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

125-51-SA

APPLICANT—Vic Cleaning Machine Co., owner-manufacturer (Vic Cleaning Machine Sales Co., agent).
Application February 8, 1951.

SUBJECT—Vic 140F Dry Cleaning Unit, Model 23, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at request of applicant to consider this new model with Cal. No. 798-51-SA.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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588-40-A

APPLICANT—The City of New York, Department of Welfare, owner.

SUBJECT—Application reopened November 20, 1956 for consideration as to extension of term of variance—expired February 17, 1953—re Appeal from a decision of the borough superintendent—frame extension for business use within fire limits, previously granted on condition.

PREMISES AFFECTED—163 Bradford street, east side, 100 ft. north of Liberty avenue, Block 3691, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: John P. Sheppard, Dep't of Welfare.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated October 15, 1956, on amendment to Alt. App. 2325/40, reads:

"1. The five year time limit set by the Bd. of St. and Appeals in resolution 588-40-A amended resolution has expired."

WHEREAS, under date of June 18, 1940, the Board modified an objection of the borough superintendent on Alt. App. 2325/40, to permit the proposed use of a frame extension for business use within the fire limits on condition that the building be plastered throughout with wire lath and plaster; that the exterior be covered with incombustible weather surfacing; that the building be used only as proposed; basement, boiler room and gymnasium, 2 persons; 1st story, offices, 150 persons; 2nd story, offices, 150 persons, for a temporary term of five years; and

WHEREAS, the term of this variance was extended for an additional five years on February 17, 1948; and

WHEREAS, the applicant requested reopening of the appeal for the purpose of obtaining an extension of the term of the variance; and

WHEREAS, under date of November 20, 1956, the appeal was reopened and set for hearing on December 18, 1956, for consideration of the new decision of the borough superintendent; and

WHEREAS, the applicant contends that through inadvertence the term of the variance has expired and an amendment was filed with the borough superintendent October 1, 1956, and the decision referred to obtained; and

WHEREAS, the applicant requests that the decision of the borough superintendent be modified and the term of the variance be extended for a further period of five years.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 7, 1948, only insofar as it refers to the term of the variance so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution; that other than as herein amended the provisions of the resolution adopted by the Board on June 18, 1940 shall be complied with and a certificate of occupancy shall be obtained."

634-44-A—Vol. IV

APPLICANT—M. Martin Elkind, for 227 East 56th street Corp., owner (George Lazernick, lessee).

SUBJECT—Application reopened October 16, 1956 as Vol. IV—re Appeal from a decision of the borough superintendent—height and area.

PREMISES AFFECTED—227-229 East 56th street, north side, 260 ft. east of 3rd avenue, Block 1330, Lot 11, 6th floor, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated September 19, 1956, on Alt. App. 1099/56 reads:

"1. Res. 634-44-A states that the building shall not be increased in height or area". Proposed work contrary to this resolution."

and

WHEREAS, the applicant states the building is six stories, 74 ft. 11 in. in height, 50 ft. front by 90 ft. in depth, of fireproof construction, erected in 1888, altered in 1917, in a business use, B area, Class 1½ height district; used and occupied:—cellar—storage and boiler room, 2 persons; mezzanine—office, 3 persons; 1st floor—showroom, 5 persons; 2nd, 3d, 4, 5th and 6th floors—office, storage and factory, 15 persons per floor; proposed to be used and occupied without change except that the 6th floor will be used for photographers studio, offices and processing of photos with an occupancy of 10 persons and the mezzanine used for storage with no occupants; that the building is provided with one 3 ft. 8 in. wide interior fireproof stairs from roof bulkhead direct to street and one fire-escape at rear extending to roof by stair; and

WHEREAS, Certificate of Occupancy #33062 issued July 30, 1947, against Alt. App. 1257/44 describes the building as Class 1 construction and permits the following use and occupancy: cellar on ground, boiler room and storage, 2 persons; 1st floor, 120 lbs. liveload—showrooms and office, 5 persons; mezzanine—office, 3 persons; 2nd to 6th floors, inc., office, storage and factory, 15 persons each floor and contains the limitation that space used for manufacturing is not to exceed 25% of the floor area of the building and the factory use is to be a type permitted in a business use district; and

WHEREAS, the applicant states it is proposed to install partitions, plumbing equipment, etc. on the 6th floor to provide offices and facilities in connection with its use by a commercial photographer and to increase the ceiling height in part of the 6th story by removing a portion of the roof tier and constructing a new roof at a higher elevation with new enclosure walls for this raised portion; that in the process of extending the roof to the support of the rear wall a small mezzanine wall be formed at the rear of the 6th floor and an iron stair installed for access thereto, together with a railing along the open side overlooking the 6th floor area; and

WHEREAS, the applicant requests that the Board permit the proposed alteration on the 6th floor as a modification to the previous resolution adopted by the Board relating to this building; and

WHEREAS, the applicant contends that the greater ceiling height is necessary for the commercial photographer's use because of tall lighting equipment and camera equipment; that the proposed alteration will not be adverse to the intent of the Board's prior resolution; that the small additional change proposed is necessary due to the physical requirements of the equipment and does not represent a mere extension of the premises; that the nature of the proposed 6th floor use will not require as much activity or occupancy as the present certificate of occupancy permits; that the proposed use of the 6th floor is desirable and the alteration to accommodate it will in no way affect the character of the building or the considerations which the Board previously contemplated; and

WHEREAS, on December 19, 1944 under Cal. No. 634-44-A,

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Vol. I, the Board modified Objection 2 issued by the borough superintendent October 19, 1944, on Alt. App. 1257/44 requiring exit passage to the street from the rear exterior stairs in accordance with Section C26-291.0 of the Administrative Code, on condition that the resolution adopted by the Board under Cal. No. 764-17-A as to second means of egress shall be complied with and granted so long as the number of persons employed above the first floor will not exceed ten persons, and in all other respects the building and occupancy comply with the Labor Law and all other laws, rules and regulations applicable thereto; and

WHEREAS, on April 10, 1945, under Cal. No. 634-44-A, Vol. II, the Board modified Objection 10a, b and c, issued by the borough superintendent February 5, 1945, on Alt. App. 1257/44, requiring compliance with Section 270 of the Labor Law as to exits on condition that the number of persons employed above the first floor shall exceed ten persons including those engaged in factory work; and

WHEREAS, the Board on December 10, 1946, under Cal. No. 634-44-A, Vol. III, modified Objection 10a and c issued by the borough superintendent September 18, 1946, on Alt. App. 1257/44, requiring exits to comply with the Labor Law, on condition that the primary means of egress be maintained as proposed and shown on plans marked "Received December 3, 1946" (4 sheets), and in addition that there be a second means of exit consisting of an exterior steel stairway with exit through fireproof passage from the cellar to the hallway of the primary means of exit and that the building be not increased in height or area and that the number of occupants not exceed the number then proposed (15 persons per floor) and in no event exceed the capacity of the primary means of egress; and

WHEREAS, this appeal was reopened by vote of the Board October 16, 1956, to consider a new decision of the borough superintendent relating to the increase in height of the sixth story; and

WHEREAS, the applicant respectfully requests that the Board grant approval for the proposed alteration.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1944, as thereafter *amended* by resolutions adopted April 10, 1945 and December 10, 1945 by adding thereto:

"that in the event the owner desires to increase the height of the top story, or sixth story, by altering the roof so as to provide a higher portion with a mezzanine, as proposed and as indicated on plans filed with this appeal marked "Received September 25, 1956" (4 sheets), such change may be permitted *on condition* that in all other respects the resolution above cited shall be complied with and a new certificate of occupancy shall be obtained and the work as proposed shall comply with the requirements of the Building Code therefor in all other respects."

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—re Appeal from a decision of the borough superintendent—exit stairs.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, 1st and 2nd floors, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION:

WHEREAS, the decision of the borough superintendent dated April 13, 1956, on Alt. App. 5019/54 reads:

"2. The exit stairs should be enclosed on each floor and arranged as accepted by the Bd. of Standards & Appeals under Cal. 661-49-A."

and

WHEREAS, the applicant states the building is 3 stories, 33 ft. in height, 20 ft. by 80 ft. in area at street level, 20 ft. by 82 ft. in area at typical floor level, of Class 3 construction, erected in 1905, in an unrestricted use, C area, Class 1 height district, used and occupied since 1947:—cellar—storage of piano parts, 0 persons; 1st floor—piano showroom and repairs, 3 persons; 2nd floor—piano repairs, 2 persons; 3d floor—woodworking (novelties)—4 persons; that no change in use or occupancy is now proposed; that the building is provided with one interior 3 ft. wide wood stairs, enclosed in partitions of wood studs with wire lath and 1 in. portland cement mortar on both sides, equipped with fireproof, self-closing, 1-hour test assemblies; stairhall leads direct to street and is provided with ladder and scuttle to roof. In addition there is a fire-escape on the front extending to street by drop ladder (Note: plans show counterbalanced ladder); and

WHEREAS, the applicant states it is now proposed to omit the stairhall partitions on 1st and 2nd floors and to have the showroom on first floor and have potential buyers make a tour of the repair portion of the building; that it is also requested that the partition on the 2nd floor enclosing the stair be omitted so as to have a continuous opening between the 1st and 2nd floors; that the omission of this enclosure will permit more area for working space which is very necessary for piano repairs as they are cumbersome and odd to handle; and

WHEREAS, the applicant contends that a total of four persons will be employed on the 3rd floor; that the width of the stair is adequate to accommodate this occupancy; that and it is requested since the condition is not dangerous and the occupancy low, that the function of this use will be highly alleviated into a better if the Board permits the omission of the partitions as herein proposed; and

WHEREAS, on March 25, 1949, under Cal. No. 661-49-A an appeal from objections 1 and 2 issued by the borough superintendent September 21, 1949, on Alt. App. 2659/49, requiring a dual means of egress for all floors in conforming with Sec. 270 of the Labor Law and requiring 120 lb. p.s.f. liveload for the factory occupancy was withdrawn without prejudice; and

WHEREAS, on December 20, 1949, under Cal. No. 661-49-A, Vol. II the appeal was restored to the docket to consider the same objections of the borough superintendent, redened on March 7, 1950, and this appeal was granted on condition that the prime means of exit be maintained as proposed and previously approved by the borough superintendent; that as a second means of exit the fire escape be maintained on the front with a counterbalanced stair to street; that the liveload on the 1st floor of 120 lbs. per superficial foot be maintained and the load on the upper floors at 75 lbs. per s.f. and so posted; that such portable fire-fighting appliances be installed as the fire commissioner may direct; that the building be not increased in height or occupancy; that the occupancy of the upper floors be limited to the capacity for the primary means of egress; and

WHEREAS, on May 8, 1956, this appeal was reopened as Vol. III to consider the new decision of the borough superintendent dated April 18, 1956, cited above.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 5019/54, Objection No. 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

707-50-A

APPLICANT—Kentward Corp., owner.

SUBJECT—Application October 4, 1950—re Appeal from an order of the fire commissioner—re elevator in readiness.

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PREMISES AFFECTED—241-245 West 36th street, north side, 323 ft. east of 8th avenue, Block 786, Lot 20, Borough of Manhattan.

APPEARANCES:

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, Order #56320 Lf issued by the Fire Commissioner February 24, 1950, reads:

"1. Have at least one elevator kept in readiness for use by the Fire Department during all hours of the day and night, including holidays and Sundays, and a man competent to operate the elevator present at all times."

and

WHEREAS, the decision of the Fire Commissioner dated September 13, 1950, reads as follows:

"In reply to your letter of August 31, 1950, relative to item #4 of Order 56320 LF, your request must be denied as this department is without jurisdiction to grant modification of this item."

and

WHEREAS, the applicant states the building is 16 stories, 188 ft. in height, 55½ ft. by 90 ft. in area at 1st floor, 55½ ft. by 75 ft. in area at typical floor, fireproof construction, erected in 1925, located in unrestricted and retail use, B area, Class 1½ height district; used and occupied since 1925 as a tenant factory with a maximum capacity of 45 persons per floor; that the building is equipped with an approved stand-pipe system, an approved two-source sprinkler system, an interior fire alarm system and regular monthly fire drills are maintained; that there are two interior fireproof stairs and one fire tower; and

WHEREAS, Certificate of Occupancy #10321 issued December 1, 1925, permits the use of the building from 2nd to 16th stories for factory, 70 persons per floor and for store and offices on the 1st and mezzanine floors; and

WHEREAS, the applicant contends that in lieu of strict compliance with the order of the Fire Commissioner it is proposed to contract with the Automatic Fire Alarm Company and the Quick Response Service, Inc. to provide service in the building in accordance with the provisions specified in the General Resolution adopted by the Board under Cal. No. 630-56-GR; and

WHEREAS, the applicant contends that the plan proposed if carried out will provide the safety precautions intended by the pertinent provisions of the Administrative Code, as under this plan there will be an elevator operator available anytime the Fire Department arrives for the purpose of fighting a fire in the building.

Resolved, that the decision of the borough superintendent, dated February 24, 1950, acting on Order #756320 LF, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that there shall be provided service in the building in accordance with the provisions specified in the General Resolution adopted by the Board under Cal. No. 630-56-GR and that evidence that such system has been put in working condition under such general resolution shall be furnished the Board within three weeks.

736-55-A

APPLICANT—A. L. Seiden, for The Reece School, Inc., owner.

SUBJECT—Application September 20, 1955—Appeal from a decision of the borough superintendent, re non-fireproof construction—school.

PREMISES AFFECTED—180 East 93rd street, south side, 119 ft. 8 in. west of 3rd avenue, Block 1521, Lot 141, Borough of Manhattan.

APPEARANCES—

For Applicant: A. L. Seiden.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE—

Affirmative: Chairman Murdock and Commissioner Keating 2
Negative: Commissioner Kleinert and Deputy Chief Connolly 2

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated September 15, 1955, on amendment to Alt. App. 991/54 reads:

"1. Bldg. of fireproof construction is required for proposed use of 3rd floor as school as per C26-254.0 A. C."

and

WHEREAS, the applicant states the building is 3 stories, basement and cellar, 40 ft. in height, 16 ft. 8 in. by 45 ft. in area, of Class 3 construction, erected in 1880 now in a residence use, B area, Class 1½ height district; used and occupied since 1949 as follows: cellar—boiler room and ordinary storage, 0 persons; basement, 1st and 2nd floors—school, 5 persons each floor; 3d floor—school director's apartment, 3 persons; proposed to be used and occupied without change except it is proposed to use the 3d floor for school with an occupancy of 5 persons; that the building is equipped with a partial one-source sprinkler system and an approved interior fire alarm system and regular monthly fire drills are maintained; that there are two interior 3 ft. wide wood stairs, enclosed in plastered partitions and sprinklered and equipped with hardwood, self-closing doors; stairhall leads to roof bulkhead and street; that in addition there is one fire escape on rear extending to roof and yard by ladder with egress through basement to street and additional egress by gate in fence to adjoining rear yard; and

WHEREAS, the applicant states the building has been approved for and is used as a school up to and including the second floor; that the third floor is now used for the school director's apartment; it is proposed to extend the school use to include the third floor which has two means of egress remote from each other; that the building also has an approved sprinkler system in the stairhall in conformance with Section 187 of the Multiple Dwelling Law; and

WHEREAS, the applicant contends the third floor is urgently needed in conjunction with the school's educational activities and it is therefore requested to extend its use to the third floor in order to avoid extreme hardship and disruption if required to pay for and lease outside quarters elsewhere, making it practically impossible to operate under such circumstances; and

WHEREAS, the owner contends that the needs and activities of the school are now such that it is virtually impossible to conduct its work without the added use of the third floor; that there is an approved fire escape on the rear of the building, leading to the street and a primary stair leading to the street through a stair and bulkhead to the roof; that the stairhall is sprinklered throughout and equipped with hardwood self-closing doors; that all floors are equipped with no smoking signs, fire pails, hatchets and hooks; that there is a fire alarm system and frequent fire drills; that the third floor has two means of egress consisting of a primary stair and rear fire escape; that the lower floors have two sets of stairs and a rear fire escape; that there is a gate in the fence leading to the adjoining westerly building; that both the adjoining easterly and westerly buildings are the same height as subject building and all three roofs are accessible; that the building is used for children from six to thirteen years of age who need help in social adjustment and learning and is chartered by the Board of

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Regents of the State of New York and the approximate enrollment is twenty pupils.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. App. 991/54, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

218-56-A

APPLICANT—M. Martin Elkind, for Esther C. Suffin, owner.

SUBJECT—Application March 14, 1956—filed pursuant to section 35, General City Law re extension in length of existing building encroaching bed of mapped street—101st street.

PREMISES AFFECTED—100-23 37th avenue and 35-48 101st street, northwest corner, Block 1741, Lot 24, Corona, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated March 12, 1956, on amendment to Alt. App. 2096/55, reads:

"7M. Records show the above building 18' x 70' erected and completed in 1925, (N. B. 1504-25). Present building is 18' x 100'. An extension is shown on above plans (Alt. 2096-55). Records of this department show no previous plans or application filed for extension.

The above extension 30' in length encroaches 5' into the bed of a mapped street (101st St.). Apply to the Board of Standards and Appeals for approval as per Sec. 35 General City Law."

WHEREAS, the applicant states the building is 2 stories, 23 ft. in height, 100 ft. front by 18 ft. in depth, at street level, 70 ft. front by 18 ft. in depth at typical floor level, of class 3 construction, erected in 1925, located on a lot 100 ft. front by 18 ft. in depth, in a business use, C area, class one height district, and used and occupied since 1940—cellar—storage; 1st floor—store and one apartment; 2nd floor—two apartments; no change in use or occupancy is now proposed; and

WHEREAS, the applicant states that no work is now proposed to be done; that this application is for the purpose of obtaining acceptance of existing conditions, partly in the bed of a mapped street, and for which there are no approvals on record; that the questionable conditions consist of one-story extension occupied partly as a two-car garage and partly as a room forming an apartment in conjunction with space in the main building; and

WHEREAS, the applicant contends that the extension was erected about 1927 as a three car garage and subsequently one of the car spaces converted, together with an existing store space, into an apartment; that this alteration was done without approval and has now been presented to the Department for approval; that there is no obstacle to the Department's approval of the conditions except the fact that 5 ft. of the frontage of the property is within the bed of the mapped street widening; and

WHEREAS, the applicant contends that although the records of the Department do not show an approval of the extension, it is not certain that such an approval has not been obtained; that many of the records of the Department's

file on this property indicate damage by fire; that this condition is not uncommon in Queens, where records are missing in many cases due to fire and flood damage; that in addition, the fact that the Tax Department record for the year 1927 to 1928 describes this extension raises doubt as to whether or not an approval was obtained; that at the time of the erection of the extension in question, there were no procedures in the Department of Buildings to check construction in the beds of mapped streets, and therefore, the construction as now existing would have been approved had it been filed.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2096/55, Objection No. 7M, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the continuation of the building toward the rear alleged to be encroaching on the bed of the mapped street, as shown on plans filed with this appeal, marked "Received March 14, 1956" (3 sheets), on condition that in the event the property is taken by the city for such street widening, the liquidated damage shall be as determined by the court for the portion of the building herein involved as may be so taken; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

460-56-A

APPLICANT—Seymour A. Mitteldorf, and U. and H. Company, owner.

SUBJECT—Application June 22, 1956—Appeal from a decision of the borough superintendent, re light diffuser (plastic) ceiling within 10 ft. of entrance.

PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue, Block 994, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Seymour A. Mitteldorf.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated February 15, 1956, on Alt. App. 2375/50, redened June 19, 1956, reads:

"3. Plastic ceiling is not permitted in required stair enclosure. Sect. C26-461.1. Obtain Bd. S & A approval."

and

WHEREAS, the applicant states the building is 11 stories, 149 ft. 8 in. in height, 92 ft. and 106 ft. front by 99 ft. 10 1/8 in., irregular in depth, of fireproof construction, erected 1916, located in a business use, B area, class 1 1/2 height district, and used and occupied since 1916: cellar boiler room and utilities, 3 persons; basement—stores and banking offices, 18 persons; 1st floor—store and bank—25 persons; mezzanine—banking office, 10 persons; 2nd to 11th floors—offices, 40 persons per floor; penthouse—offices, 30 persons; no change in use or occupancy is now proposed; the building is equipped with an approved standpipe system, an approved two-source sprinkler system throughout, three interior stairs of fireproof construction and one fire tower; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates' Court, June 6, 1955, on charge of violation of the Administrative Code; and

WHEREAS, the Board is in receipt of a certificate from the borough superintendent dated June 29, 1956, issued pursuant to Section 668(c) of the Charter that the existence of the

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plastic ceiling in the lobby of the building in question constitutes a hazard; and

WHEREAS, the applicant contends that the premises are adequately and properly provided with required means of egress by the existing stair in the northwesterly corner of the building and by the existing fire tower stair centrally located on the southerly side of the building; and

WHEREAS, the applicant contends that these two stairs run from the roof to the street terminating directly on to 7th avenue without having to pass through the elevator lobby wherein the plastic light diffuser ceiling has been installed; that these two stairs will adequately accommodate the number of persons permitted irrespective of the additional existing stair located in the northwesterly corner of the premises, which stair is in question; that the entire building including the elevator lobby in question is provided with 100% coverage by an approved sprinkler system and it is therefore requested that the plastic light diffuser, which was installed prior to the effective date of the enactment of Section C26-461.1(c) of the Administrative Code be permitted to remain inasmuch as the required exits from the building do not open on to the elevator lobby in question; and

WHEREAS, the applicant states that the ceiling in question is "Acoustiluminous ceiling" as approved by the Board under Cal. No. 99-53-SM; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that the space in main elevator lobby where the ceiling apparently had been constructed, but the material had been removed, except for the supporting bars, the committee recommended that the application should not be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2375/50, Objection No. 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

545-52-A

APPLICANT—Samuel Rosenblum, for Bert-Len Novelty Co., Inc., owner.

SUBJECT—Application July 7, 1952—re Appeal from an order of the fire commissioner—elevator in readiness.

PREMISES AFFECTED—313-315 West 35th street, north side, 150 ft. west of 8th avenue, Block 759, Lot 31, borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

830-54-A

APPLICANT—Ferdinando Savignano, for Marietta Matassa, owner.

SUBJECT—Application November 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—104-63 43rd avenue, north side, 150 ft. west of 108th street, Block 1986, Lot 49, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn at request of the applicant; applicant to file revised plans.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

839-54-A

APPLICANT—Korfund Co., Inc., owner.

SUBJECT—Application October 20, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—48-15—32nd place, east side, 100 ft. south of 48th avenue, Block 258, Lots 20-21, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: J. A. Ullman.

For Administration: Fire Dep't.

ACTION OF BOARD—Appeal withdrawn at request of the applicant; new owners taking over property.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

311-50-A

APPLICANT—Irving T. Wolfson, for F. H. Realty Corp. and Hedman Realty Corp., owners.

SUBJECT—Application April 27, 1950—re Appeal from an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—142-148 West 36th street, south side, 225 ft. east of 7th avenue, Block 811, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal dismissed, new owner of property; applicant no longer represents owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

856-54-A

APPLICANT—Alvin Hausman, for Khelshek Corp., owner.

SUBJECT—Application October 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202-204 West 28th street and 312-314 7th avenue, west side, 59 ft. south of West 28th street, Block 777, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

870-54-A

APPLICANT—M. Martin Elkind, for Bamsco Realty Corp., owner.

SUBJECT—Application October 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—144-146 West 90th street, south side, 150 ft. east of Amsterdam avenue, Block 1220, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

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927-54-A

APPLICANT—Henry George Greene, for Nikam Realty Corp., owner.

SUBJECT—Application November 30, 1954—Appeal from a decision of borough superintendent.

PREMISES AFFECTED—2048-2052 Amsterdam avenue, west side, from St. Nicholas avenue to West 162nd street, 1033-1039 St. Nicholas avenue and 500-504 West 162nd street, 2nd floor, Block 2120, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

81-55-A

APPLICANT—Lawrence M. Rothman, for Greater Pythian Temple Association, owner.

SUBJECT—Application December 3, 1954—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—135-147 West 70th street, north side, 181 ft. 5½ in. east of Broadway, Block 1142, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

165-55-A

APPLICANT—Rudolph Sommer, for Cecelia E. Hackett, owner.

SUBJECT—Application March 2, 1955—Appeal from a decision of the borough superintendent, non-fireproof building—Nursing Home.

PREMISES AFFECTED—35-14 150th place, west side, 99.02 ft. south of 35th avenue, Block 5008, Lot 23, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

172-55-A

APPLICANT—H. Hurwit, for Penn Properties Corp., owner.

SUBJECT—Application February 18, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—13 West 36th street, north side, 250 ft. west of 5th avenue, Block 838, Lot 34, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

194-55-A

APPLICANT—Herman Wolff, for Nickren Realty Corp., owner.

SUBJECT—Application March 2, 1955—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—524-544 West 52nd street, south side, 275 ft. west of 10th avenue, Block 1080, Lots 45-51, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

236-55-A

APPLICANT—Emil Koeppel and Son, for Sylvia Davis and Louis Roland, owners.

SUBJECT—Application March 14, 1955—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of section 172(6) and Section 9(9) of the Multiple Dwelling Law re height, etc.

PREMISES AFFECTED—370-372 Neptune avenue and 2902-2910 Brighton 1st street, southwest corner, Block 7284, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

77-50-A

APPLICANT—Samuel Rosenblum, for 237 West 37th St. Corp., owner.

SUBJECT—Application January 26, 1950—re Appeal from an order and decision of the fire commissioner—elevator in readiness.

PREMISES AFFECTED—237-239 West 37th street, north side, 325 ft. east of 8th avenue, Block 787, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 15, 1957, at 2 P. M., applicant to furnish the Board with a statement proposing to comply with the procedure outlined under General Resolution 630-56-GR and to submit evidence that contract has been entered into.

289-50-A

APPLICANT—S. Ezra Austern, for Emanuel Austern, Elliott Austern and S. Ezra Austern, trustees.

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SUBJECT—Application April 19, 1950—re Appeal from an order and decision of the fire commissioner—elevator in readiness.

PREMISES AFFECTED—242-244 West 38th street, south side, 264 ft. 3-3/7 in. west of 7th avenue, Block 787, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: S. E. Austern.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 15, 1957, at 2 P. M. for applicant to submit signed contracts for service required by the provisions of general resolution 630-56-GR and a statement that service is in effect.

200-51-A

APPLICANT—Samuel Rosenblum, for Crompton Holding Corp., owner.

SUBJECT—Application March 20, 1951—re Appeal from a decision re an order of the fire commissioner—elevator in readiness.

PREMISES AFFECTED—131-137 West 35th street, north side, 207 ft. 1 in. west of Broadway, Block 811, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 15, 1957, at 2 P. M., for applicant to submit signed contracts for service required by the provisions of general resolution 630-56-GR.

873-54-A

APPLICANT—Joseph J. Furman, for 1015 Washington Corp., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision re an order of the fire commissioner—re elevator in readiness.

PREMISES AFFECTED—516-522 West 34th street, south side, 205 ft. west of 10th avenue and 513 West 33rd street, Block 705, Lot No. 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph J. Furman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 15, 1957, at 2 P. M., for applicant to submit copies of the contracts for service in the building and a statement that service is in effect, in compliance with the provisions of 630-56-GR.

34-55-A

APPLICANT—Raybert Corporation, lessee, for Lesoy Corp., owner.

SUBJECT—Application reopened November 20, 1956 and restored to docket—previously dismissed for lack of prosecution—re Appeal from an order and a decision of the fire commissioner—sprinkler system.

PREMISES AFFECTED—115-117 West 52nd street, north side, 195 ft. west of Avenue of The Americas (6th), Block 1005, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry P. Jaenike and Walter P. Pam.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 8, 1957, at 2 P. M., for inspection by a representative of the Fire Department and for decision; hearing closed.

372-55-A

APPLICANT—Samuel Rosenblum, for Robert Fulton Realty Corp., owner.

SUBJECT—Application April 26, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—114-116 Fulton street, south side, 25 ft. 3 in. west of Dutch street, Block 781, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Chris. C. Christie.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 15, 1957, at 2 P. M., for inspection and decision; hearing closed.

435-55-A

APPLICANT—John J. Tricarico, for Marie Wilson, owner.

SUBJECT—Application May 31, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 183 and 172 of the Multiple Dwelling Law re required open spaces (yard).

PREMISES AFFECTED—371 Waverly avenue, east side, 80 ft. north of Greene avenue, Block 1945, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 29, 1957, at 2 P. M., for inspection, applicant having been notified, and for decision; hearing previously closed.

252-56-A

APPLICANT—Irving Kudroff, for Oxford Syndicate, Inc., owner.

SUBJECT—Application March 28, 1956—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—138-140 West 17th street, south side, 257 ft. 5 in. east of 7th avenue, Block 792, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 8, 1957, at 2 P. M., to consider effect of Labor Law Amendment effective January 1, 1957.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame building for use as an attendant's shelter.

PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 23, 32, 34 and 37, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on June 19, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1956, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required and a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 809/55)

479-52-BZ

APPLICANT—Murphy, Block, Sullivan & Sawyer, for Birmingham, Castleman and Pierce, Inc., and Clara A. V. Henshaw, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from one family dwellings to business use (offices) and caretaker's apartment.

PREMISES AFFECTED—130-136 East 38th street and 312 Lexington avenue, southwest corner, Block 893, Lots 71, 72, 73 and 74, Borough of Manhattan.

APPEARANCES—

For Applicant: John J. Ryan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

WHEREAS, the resolution was amended on May 18, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, as thereafter *amended* by resolutions adopted through March 18, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision e for a term of three years from the date of this amended resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects" (Alt. 388/52).

351-54-BZ

APPLICANT—Max Siegel, for Harmosa Oil Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution for limitation as to parking—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a local retail and residence use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 14, 1954, on certain conditions; and the resolution of December 14, 1954 was affirmed and

WHEREAS, time to obtain permits and complete the work was extended on October 25, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1954, only so far as it has reference to the parking of cars, so that as *amended* this portion of the resolution shall read:

"that under section 7h for a similar term, there may be parking and storage of cars towards the westerly portion of the premises, provided that such cars shall be limited to those of the pleasure car type; and that in all other respects the resolution above cited shall be complied with; and that a new certificate of occupancy shall be obtained." (NB 208/54)

810-26-BZ—Vol. III

APPLICANT—H. M. Karson, for Duncan-Church Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. IV as to restoration to docket—re Application (decision of the borough superintendent); previously dismissed, under sections 7c and 21 of the zoning resolution, to permit in a business and residence use district, proposed extension of existing building and change of use from glass and toy manufacture and paper storage, to factory use for ironing and pressing of laundry.

PREMISES AFFECTED—2376 McDonald avenue, west side, 96 ft. 25 in. north of Village road, Block 7146, Lot 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. M. Karson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III and set for hearing February 13, 1957 at 10 A.M., subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
Negative 0

545-44-BZ—Vol. II

APPLICANT—Max Siegel Associates, for All State Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting partly in a residence use and partly in an unrestricted use district, the change of occupancy from garage in the cellar, garage and repair shop 1st story to storage in cellar and factory 1st story, for a temporary period with return to original occupancy at expiration of that period and permitting the omission of loading platform.

MINUTES

PREMISES AFFECTED—415-23 East 53rd street, 410-16 East 54th street, south side 194 ft. east of First avenue, Block 1365, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly .. 4

Negative 0

Adjourned: 4:40 P. M.

Joseph J. Doyle, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 30, 1956, as they appeared in Bulletin No. 42, Vol. 45, are hereby corrected to read as follows:

522-56-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for Richie, Brown and Donald, Inc., owner.

SUBJECT—Application July 23, 1956—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit on a lot partly in a business use and partly in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—53-20 to 53-22 Flushing avenue, 60-02 to 60-36 54th street, southwest corner and 53-23 to 53-33 Nurge avenue, Block 2633, Lots 11, 14, 23 and 25, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Andrew Reid, Margaret Schwab, Joseph Scala and Gustav L. Rehme.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1956 after due notice by publication in the Bulletin; laid over to October 30, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Nurge avenue are in business and residence use, C area, class 1½ height districts; Flushing avenue is in business and unrestricted use, C area, class 1½ height districts; 54th street is in business, residence and unrestricted use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1956 acting on Alt. Applic. 1302-56, reads:

"1. Parking and storage of more than 5 motor vehicles in the portion of lot and lots located in a Residence Use District is contrary to Section 3, Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 36.61 ft. and 112 ft. frontage by 300 ft. and 364 ft. in depth, irregular, now vacant; that it is proposed to use premises for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that the district maps show that a portion of the plot is now in a business use district for 100 ft. south of Flushing avenue and the balance of the

plot is in a residence use district; that on July 25, 1916 the entire site was in an unrestricted use district, C area, 1½ height district; that the use district was changed to its present use by amendment H6674 by the Board of Estimate on February 28, 1929; and

WHEREAS, the applicant states that at present the entire plot is vacant; that Alt. Applic. No. 2571-51 for lot No. 11 of block 2633, which is completely within the business use district portion of the plot, was approved by the department of buildings on November 23, 1951 for use as a parking lot for more than five motor vehicles; that B.N. Applic. No. 2507-51 was approved November 23, 1951 for the installation of two curb cuts for this parking lot and permit No. Q42320 was issued for these cuts; that no certificate of occupancy was ever issued for this use; that the entire plot in question now has a 6 ft. high chain link fence around the perimeter of the plot at the building lines; and

WHEREAS, the applicant contends that the present owners have owned this property since January 1951; that the same owners also own lot No. 362 in block No. 2611 on Flushing avenue which is within the 500 ft. radius of the affected plot; that the balance of the north side of Flushing avenue is improved with industrial buildings that are occupied by a great number of employees; that there are no rapid transit facilities available to this area and many of these employees reach this location by automobile, creating the need for off street parking; and

WHEREAS, the applicant states that the present owner has held title to the property since January 1951 and that the assessed valuation of land is \$12,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions h and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7h and 7e for a term of five years, to permit the premises to be occupied as to lots 14, 23 and 25 in conjunction with lot 11, for which a permit is outstanding, substantially as proposed and indicated on plans filed with this application, marked "Received July 23, 1956", 2 sheets, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets, surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that the fences proposed and shown along 54th street and Nurge avenue shall be maintained; that on the interior lot lines the existing fences may be retained if in good condition and to the satisfaction of the borough superintendent; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that there shall be no parking of motor vehicles except those of the pleasure car type; that suitably anchored bumpers shall be maintained against all fences for protection thereof and at sufficient distance from such fences; that curb cuts shall be limited to one on Flushing avenue now existing and permitted by the borough superintendent, not over 10 ft. in width and one additional curb cut of similar width on Nurge avenue may be constructed where shown; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign not more than 15 sq. ft. in area, attached to the fence at each entrance, advertising only the parking and storage use, the rates charged and such other information as the Commissioner of Licenses may require; that such signs shall not be illuminated and shall not extend beyond the building line; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

* Correction—Lot 25 inserted in the resolution, as being included with Lots 11, 14 and 23, in the Board's action.

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 2, 1956, as they appeared in Bulletin No. 41, Vol. 41, are hereby corrected to read as follows:

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 1, 1954, on Alt. App. 4451/49 reads:

"1. Entire 1st tier to be of 3 hr. construction as re-
quired under Sect. 3.2.3. of the Bldg. Code.

"2. Stairs from upper floors to lead in a continuous
enclosure to street as per Sect. 6.4.1.11.

"3. Stair bulkhead to roof to be of 2-hr. construction
as required under Sect. 3.2.3 of the Code.

"4. Stairs & hallways to be constructed of incombust-
ible material as required under Sect. 4.1.1.7.1 of the
Code.

"5. 1st fl. walls under stair exten. to be 12" thick as
in Sect. 8.4.8.5."

and

WHEREAS, the applicant states the building is 4 stories,
48 ft. in height, 20 ft. by 100 ft. in area at 1st floor, 20 ft.
by 82 ft. in area at typical floor, class 3 construction, erected
in 1907 on a lot 20 ft. front by 100 ft. in depth, in a business
use, C area, class one height district, used and occupied since
1939: cellar storage, stockroom and boiler room; 1st floor—
retail furniture store, 5 persons; 2nd 3rd, 4th floors—retail
furniture showrooms, no persons; entire building occupied by
the owner; no change in use or occupancy is now proposed.
The building is provided with one interior 3 ft. wide wood
stairs, enclosed in fireproof blocks and extending to roof
bulkhead. There are no doors provided in stair enclosure.
There is one fire escape at rear extending to roof by ladder
and with no egress from its lowest termination; and

WHEREAS, the owner was fined in Magistrates Court
October 27, 1954, on charge of violating the Multiple
Dwelling Law; and

WHEREAS, on October 27, 1954, a charge of violating the
Multiple Dwelling Law was dismissed against the owner in
Magistrates Court, Brooklyn; and

WHEREAS, the applicant states that this four story building
was erected under N.B. App. 1486/07 and used as a store and
6 family new law tenement; that, however, the neighborhood
changed into a furniture mart and the families moved out
and the entire building is now being used by the owner as a
furniture showroom with one tenant occupancy without a
certificate of occupancy; that an alteration was performed
wherein the main stairway terminated within the store on
the first floor near the front by an ornamental run of stair;
that this stairway is enclosed in brick and has a fireproof
roof in the outer court; that under Alt. App. 4451/49, plans
were approved for an extension in the rear yard; and

WHEREAS, the applicant states that the existing exits con-
sist of the following: Cellar—an open 2 ft. 10 in. wide wood
stair at the rear leading to the 1st story store; a 1 ft. 8 in.
wide steel ladder with trap doors over flush with sidewalk;

a 3 ft. 6 in. iron stair at the front with trap door over flush
with sidewalk and 2 2 ft. 4 in. doors at front and 2 2 ft.
trap doors flush with sidewalk; that the ceiling under the
ornamental stair and over the boiler room is of concrete
arch; from the first floor, exits consist of a 4 ft. wide open
stairway from the 2nd floor enclosed in brick in three sides
and equipped with a fireproof roof, an open 2 ft. 10 in. wide
wood stair from the rear of the store down to the rear of
the cellar, a 3 ft. open wood stairs from the first floor sample
room in rear extension up to second floor showroom, and
a 2 ft. 6 in. door from rear extension at east of first floor
extension to outer court which adjoins an outer court of an
adjoining tenement; that from the 2nd floor to the roof the
exits consist of a 3 ft. wide wood main stair enclosed in fire-
proof blocks with stair platforms and ceilings fire retarded
with plasterboards and plaster; that there are no doors in the
openings to the stairway; an ornamental fireproof stairs
4 ft. wide leading to first floor and connected by a 4 ft. hall
to the main stairs; that there are no doors on this stairway;
that from the second floor rear extension there is a 3 ft. open
stair leading to the first story; that there also exists a closet
under the main stair leading from second to third floor; and

WHEREAS, the applicant states that the exits from the
third and fourth floor consist of a 3 ft. wide wood main
stair enclosed in fireproof blocks with platforms and ceil-
ings fire retarded with plasterboards and plaster, there are
no doors in this stairway; there is a multiple dwelling type
fire escape on the rear wall serving the third and fourth
floors; that at the foot of the main stair leading to roof
on the fourth floor there exists a wood door and wood
enclosure; and

WHEREAS, the applicant states the exit from the roof
consists of the main stair of wood construction leading to the
roof bulkhead which is fire retarded with ½ in. plaster
boards and plaster and gooseneck ladder leading to the rear
fire escape; and

WHEREAS, the applicant states the 4 story building adjoins
to the north and south at the same level; and

WHEREAS, the applicant contends as to Objection 1, that it
is requested a variance be granted on the grounds that com-
pliance would prove unnecessarily harsh and be practical
only in new buildings and should not be made to apply to
an existing building; that a modified sprinkler system will
be installed in the cellar and first story under the converted
dwelling sprinkler Rules and connected to the street supply
with separate tap; that the cellar ceiling is ½ in. plaster-
boards and plaster; and

WHEREAS, the applicant contends as to Objection 2, that
a modification is requested as the entire building will be
occupied by the owner for the retail sale and display of
household furniture and as a rule there are no persons on
any floor except the first floor; that it is now proposed to
rearrange the second floor hall with new fire retarded parti-
tions and enclosing the stair from the second floor with one
hour self-closing fire test door; that this stair will have
a continuous enclosure except at the first floor where the
stair is enclosed in brick on three sides and with fireproof
arch and is open on one side; that this stair terminates
13 ft. 6 in. from the street exit door; that in order to
substitute for the required continuous enclosure to the
street it is proposed to provide a sprinkler system on cellar
and first floor installed in accordance with the usual require-
ments for converted dwellings; and

WHEREAS, the applicant contends as to Objection 3, that a
variance is requested to accept the existing bulkhead as it is
constructed of studs and plasterboards and plaster inside and
covered on the outside with 26 gauge metal, as required by
the Tenement House Law when the bulkhead was erected; and

WHEREAS, the applicant contends as to Objection 4, that
it is requested that the existing stairs and hallways be
accepted on the grounds that the enclosure partitions in the
second, third and fourth floors are fireproof blocks and
stair platforms and ceilings are of fire retarded construction
as is required by the Tenement House Law which also

MINUTES

required a 5 in. cinder deafening in the platforms; that a new fire retarded stair hall passage be constructed connecting the present main stair and the present ornamental stair leading to first floor; that all door openings in the stair hall be protected with one hour self-closing fire test doors and steel bucks and provided with exit signs and lights; that the auxiliary wood stairway enclosure on the fourth floor be completely removed; that closet under the second floor stairway be removed; and

WHEREAS, the applicant contends as to Objection 5, it is requested that the walls be accepted on the grounds that 8 in. walls can be erected unbraced for a height of 13 ft.; that stresses are not exceeded; and the second story walls are well braced to cross walls; that the area is small, the loads are light, and the height is low; and

WHEREAS, the applicant contends generally that the condition is good and, in addition, the cellar and first floor will be sprinklered, and the main stairs will have enclosure and fireproof doors and the cellar stairs will be enclosed in fireproof construction; that all exit doors will have approved exit signs and light; that a wrought iron stationary ladder will be provided in the second floor rear extension leading to a new 2 ft. by 3 ft. scuttle in the roof so that access to the roof can be provided; that fire escape stair of the rear fire escape will be extended to the roof of the second story extension; that the trap doors of the southerly street cellar stairs will have no locks on the outside but will have draw bolts on the inside; and

WHEREAS, the applicant requests in view of the above proposals and in consideration of the very light occupancy, it is requested that the relief herein sought be granted; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent dated November 1, 1954, acting on Alt. App. 4451/49, Objections 1 to 5 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be occupied as proposed, as indicated on plans filed with this application, marked "Received June 27, 1956" (4 sheets) *on condition* that the building shall not be increased in height or area; that the variance shall continue only so long as the building is occupied as proposed as a furniture store; that the fire escape at the rear of the building shall be put in good condition with gooseneck ladder to roof and counterbalanced ladder from the second story roof to the court on the premises from which means of exit shall be by access to the adjoining property whence there shall be a means of exit direct to the street, *consisting of a passage through the cellar of the adjoining premises, terminating with stairs leading to street and protected by trap doors at sidewalk level with no locks of any kind*; that the cellar ceiling shall be fire retarded as proposed; that the windows on the court as indicated shall be protected with studs and plasterboard so as to make a protective enclosure; that a door shall be maintained at the stairs at all points above the first story and such door shall be fireproof and self-closing so as to provide a stairway enclosure; that the stairway shall be protected with a sprinkler system of a type as approved for multiple dwellings with a water service line from the street main; that similar sprinklers shall be maintained in the cellar fed from the above required street line and on the first floor; that in all respects the building and occupancy shall comply with all rules and regulations applicable thereto.

*Correction—As indicated in the resolution and printed in italics.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

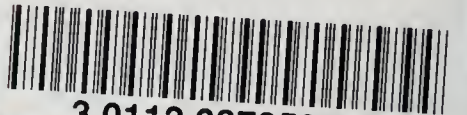
Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

UNIVERSITY OF ILLINOIS-URBANA
352.05 NEW C001 v.41:27-52(1956
Bulletin.



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